



**Connells**

Ibex House Burlington Road  
Slough



### Property Description

A well-presented and spacious two-bedroom apartment located in the popular Ibex House development, ideally situated in the heart of Slough.

This modern property features a bright and airy open-plan lounge and kitchen area, offering an excellent space for both relaxing and entertaining. The kitchen is well-equipped with ample storage and worktop space, seamlessly flowing into the generous living area.

The apartment comprises two good-sized bedrooms, alongside a contemporary family bathroom finished to a good standard. Further benefits include allocated parking, secure entry, and a convenient location close to local amenities, transport links, and Slough mainline station, providing excellent connectivity.

Ideal for first-time buyers, investors, or professionals seeking a comfortable and well-located home.

### Ground Floor

#### Communal Entrance

Entry system, stairs/lifts to all floors

#### Second Floor Landing

Door to

#### Entrance Hall

Store cupboards, laminate floor

#### Lounge

Side aspect double doors to Juliet balcony, electric wall mounted heater

#### Open-Plan Kitchen

Range of wall & base units, single bowl sink drainer with mixer tap, four ring integrated gas hob with oven under, cookerhood, integrated dishwasher, washing machine and fridge freezer, breakfast bar, tiled floor

#### Bedroom One

Side aspect window, fitted wardrobe, laminate floor, electric wall mounted heater

#### Bedroom Two

Side aspect window, laminate floor, electric wall mounted heater

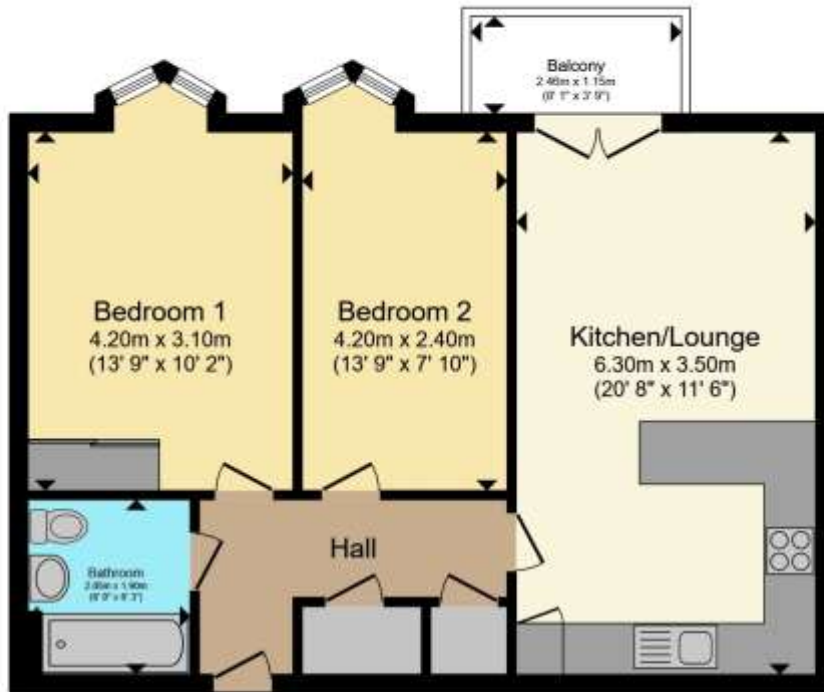
#### Bathroom

Bath with mixer tap & wall mounted shower, wash hand basin with vanity unit, WC, heated towel rail, tiled floor, electric wall mounted heater

## Outside

Residents parking





## Second Floor

Total floor area 59.4 m<sup>2</sup> (639 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Connells**



To view this property please contact Connells on

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111 High Street  
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EPC Rating: B Council Tax  
 Band: D

Service Charge:  
 3150.00

Ground Rent:  
 300.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311648](http://connells.co.uk/Property/SGH311648)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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