Connells

The Coppice The Grove Slough

The Coppice The Grove
Slough SL1 1QP

for sale offers in excess of
£290,000

Property Description

A rare opportunity to purchase this modern two bedroom ground floor apartment, which has been beautifully designed by renowned interior designer Kelly Hoppen & has a private rear garden located in the town centre of Slough. Situated adjacent to the High Street, walking distance to the Slough's Elizabeth Line train station and is within catchments of our local Primary and Grammar Schools. It benefits from open plan kitchen with integrated appliances and Granite work tops, en-suite, Jack & Jill shower room suite, video entry system, private garden and allocated parking space. Viewing is a must!

Ground Floor: -

Communal Entrance
Video Phone Entry system, stairs and lift to all floors, door to:

Entrance Hall
Video entry phone, electric wall mounted heater, store cupboard housing plumbing for washing machine, doors to:

Lounge
20' 3" max x 12' 11" max (6.17m max x 3.94m max)
Side aspect windows, electric wall mounted heater, door to private garden

Open Plan Kitchen
Wall and base units, Granite worktops, four ring integrated electric hob with oven under, cooker hood, single bowl sink unit with mixer tap and integrated drainer, integrated dish washer and under counter fridge

Bedroom One
12' 11" max x 10' 7" max (3.94m max x 3.23m max)
Side aspect window, electric wall mounted heater, fitted wardrobe, door to:

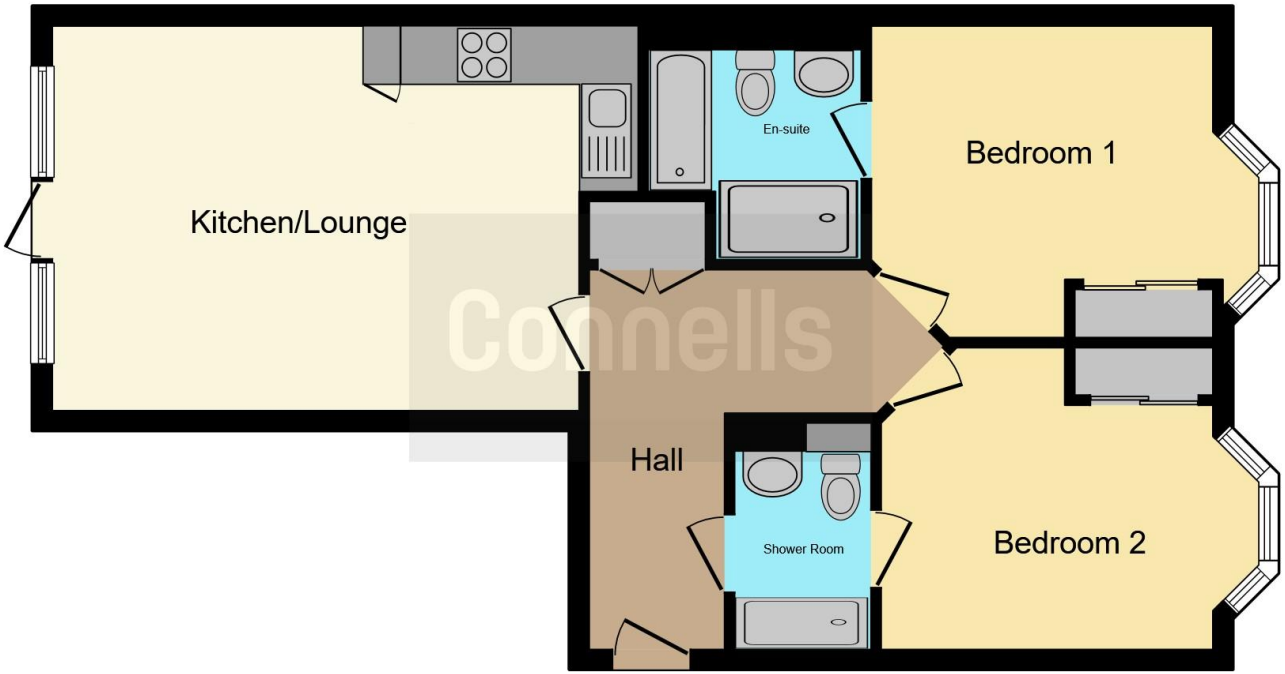
En-Suite
Tiled bath with mixer tap, shower cubicle, wash hand basin with vanity unit, WC, extractor fan, heated towel rail, fully tiled

Bedroom Two
12' 11" max x 10' 2" max (3.94m max x 3.10m max)
Side aspect window, electric wall mounted heater, fitted wardrobe, door to:

Jack & Jill Shower Room Suite
Shower cubicle, wash hand basin with vanity unit, WC, heated towel rail, extractor fan, fully tiled

Outside
Private rear garden laid to decking with gate for rear access. One allocated parking space

Agents Note
AML Fee - Purchasers
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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.focalagent.com

To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
SLOUGH SL1 1DH

EPC Rating: C

Council Tax Band: C

Service Charge: 3000.00

Ground Rent: 420.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310333

This is a Leasehold property with details as follows; Term of Lease 991 years from 01 Jun 2024. 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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