



**Connells**

**FLAT 11 Upton Park  
Slough**



### Property Description

Stunning two-bedroom duplex penthouse, two bathrooms, Windsor Castle views, set in a private conservation area.

The property is extremely well presented. The high ceilings, new skylights and new south facing windows, provide for amazing light throughout both floors.

Benefiting from open-plan lounge/kitchen with breakfast bar, family bathroom & en-suite to master bedroom, new carpets/flooring, newly decorated, electrical upgrades and ample storage, with allocated parking for two cars.

Located on this quiet & secluded private road, next to the tranquillity of Herschel Park, it is only a short walk to the High Street and Slough's mainline train station with its Elizabeth line. Also a short drive or within walking distance is Eton/Windsor - a delightful walk through the fields to the castle you can see from the elevated lounge windows of this incredible split-level penthouse.

Viewings highly recommended.

### Ground Floor

Communal entrance, stairs to all floors

### Top Floor

Door to

### Entrance Hall

Wardrobe/Storage cupboard, electric wall mounted storage heater, understair cupboard, stairs to

### Lounge

Rear aspect window, electric wall mounted heater, store cupboard housing pressurised hot water heater

### Open-Plan Kitchen

Range of wall & base units, single bowl sink drainer with mixer tap, four ring electric hob with oven under, cookerhood, washing machine, fridge & freezer

### Stairs & Landing

Doors to

### Bedroom One

Rear aspect window, electric wall mounted heater

### En-Suite

Bath with mixer tap & shower attachment, wash hand basin, WC, electric wall mounted heater, extractor fan

## Bedroom Two

Rear aspect skylight, electric wall mounted heater

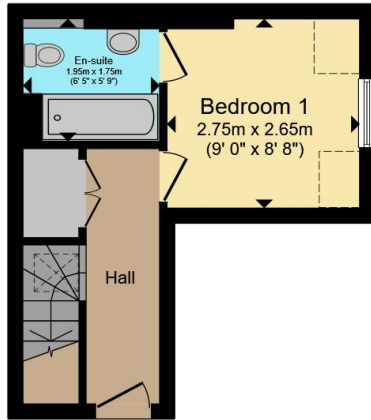
## Bathroom

Bath with mixer tap & shower attachment, wash hand basin, WC, electric wall mounted heater, extractor fan

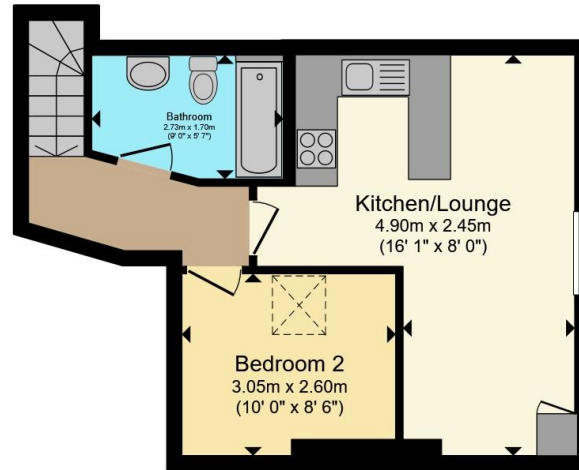
## Outside

two residential parking spaces





**Ground Floor**



**First Floor**

Total floor area 56.7 m<sup>2</sup> (610 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)



To view this property please contact Connells on

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111 High Street  
 SLOUGH SL1 1DH

EPC Rating: C Council Tax  
 Band: C

Service Charge:  
 1320.00

Ground Rent:  
 175.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 1998. 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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