





Property Description

A stylish and contemporary two-bedroom, purpose-built apartment situated on the third floor of this highly sought-after modern development.

The property offers well-designed accommodation including a generous 27-ft living/dining space with a sleek open-plan fitted kitchen, ideal for both relaxing and entertaining.

Further features include a secure entry phone system, lift access to all floors, electric heating, and secure underground parking. Residents also benefit from access to a private on-site gym, enhancing the lifestyle appeal of the development.

Offered to the market with no onward chain, this superb apartment is ideal for first-time buyers, professionals, or investors alike.

Ground Floor:-

Entry phone, door to:

Communal Entrance Hall

Stairs and lift services to all floors

Third Floor Landing

Door to:

Entrance Hall

Entry phone, electric wall mounted heater, storage cupboard, doors to:

Living Room

27' 10" max x 11' 8" max (8.48m max x 3.56m max)

Front aspect window, electric wall mounted heater, laminate floor, French doors to private balcony

Fitted Open Plan Kitchen

One and a half bowl single drainer sink unit with mixer tap and cupboard under, wall and base units, four ring electric integrated hob with electric oven under, cooker hood, plumbing for washing machine, space for fridge freezer, integrated dish washer, tiled floor

Bedroom One

16' 11" max x 9' 10" max (5.16m max x 3.00m max)

Front aspect window, electric wall mounted heater, fitted wardrobe, door to Jack & Jill bathroom

Bedroom Two

13' 11" max x 9' 1" max (4.24m max x 2.77m max)

Front aspect window, electric wall mounted heater, fitted wardrobe, door to:

En-Suite

Wash hand basin with vanity unit, WC, shower cubicle, heated towel rail, shaver point, tiled floor

Bathroom

Bath with mixer tap and shower attachment, wash hand basin with vanity unit, WC, heated towel rail, shaver point, extractor fan, tiled floor

Outside

Communal Areas mainly laid to seating areas and lawn. There is one allocated secure underground parking





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: B Council Tax
 Band: C

Service Charge:
 2930.00

Ground Rent:
 378.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310236

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2006. 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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