



Connells

Montrose Avenue
Slough

Montrose Avenue
Slough SL1 4TN

for sale
£230,000



Property Description

Situated in a highly sought-after residential location, this spacious first floor two-bedroom maisonette offers comfortable living accommodation and excellent convenience for families and commuters alike.

The property features a modern fitted kitchen, a generously sized lounge, and two well-proportioned bedrooms. Further benefits includes a front garden and ample storage throughout.

Ideally positioned within the catchment area of highly regarded local grammar schools, the property is perfect for families seeking access to excellent education. Residents will also enjoy excellent transport links, with easy access to major road networks, local bus routes, and nearby train stations.

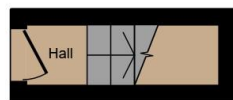
This property presents an excellent opportunity for first-time buyers, downsizers, or investors seeking a well-located home in the heart of Slough. Viewing is highly recommended.

Agents Note

AML Fee - Purchasers

Please note that the AML fee covers 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.





Ground Floor

First Floor

Total floor area 49.3 m² (530 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

Connells

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: D

Council Tax
 Band: B

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311844

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1950. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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Property Ref: SGH311844 - 0007

