



Connells

Queens Road
Slough



Property Description

A well-presented one-bedroom home offering an excellent opportunity for first-time buyers, downsizers or investors. Benefitting from share of freehold ownership with no ground rent or service charges, the property provides an attractive and cost-effective home with scope for future enhancement, including potential to extend subject to the necessary planning permissions (STPP).

The accommodation is arranged over a single level and comprises a welcoming entrance hall leading to a bright and spacious lounge with ample room for both living and dining furniture. The generous double bedroom is complemented by a contemporary shower room, while the fitted kitchen offers a practical layout with direct access to a useful utility room, providing additional storage and laundry facilities.

Externally, the property features a versatile detached garden office/outbuilding, ideal for home working, hobbies or additional storage. The well-balanced accommodation is thoughtfully arranged, creating a comfortable and functional living environment throughout.

Location

Situated in a convenient residential location, the property is within easy reach of local shops, supermarkets, cafés and everyday amenities. Excellent transport links provide straightforward access to surrounding towns and major commuter routes, while nearby parks, leisure facilities and countryside walks offer excellent lifestyle benefits. Combining convenience, flexibility and future potential, this is a highly appealing home for a wide range of purchasers.

Agents Note:

Vendors have advised that they have had previous approval to extend the property to create a two bedroom apartment. P/06447/002 16th January 2015.

Agents Note:

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.





Total floor area 41.3 m² (444 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

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111 High Street
SLOUGH SL1 1DH

EPC Rating: C

Council Tax
Band: B

Service Charge: Ask
Agent

Ground Rent:
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 999 years from 11 Oct 1985. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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