



Connells

The Factory Memorial Avenue
Slough



Property Description

Situated within the highly desirable Horlicks Quarter development, this beautifully presented two-bedroom, two-bathroom apartment offers modern living in one of Slough's most iconic and well-connected regeneration areas.

Located in The Factory building, the apartment features a bright and spacious open-plan living and kitchen area, designed to a contemporary standard with integrated appliances and generous storage. Large windows provide excellent natural light, creating a welcoming and airy living space.

The property comprises two well-proportioned double bedrooms, including a principal bedroom with en-suite shower room, alongside a separate modern family bathroom finished to a high specification.

Residents of Horlicks Quarter benefit from exclusive access to premium on-site amenities, including:

Fully equipped residents' gym
, cinema room, residents lounge, co-working spaces, landscaped communal garden, concierge service

This award-winning development blends heritage architecture with modern design, creating a vibrant community ideal for professionals and commuters.

Ground Floor

Communal Entrance

First Floor Landing

Door to

Lounge

Contemporary living area offering lateral living

Open-Plan Kitchen

Modern fitted kitchen with engineered wood flooring, range of wall and base units, integrated appliances

Bedroom One

Spacious & airy with fitted wardrobes, carpeted floor

En-Suite

Shower cubicle with glass screen, wash hand basin, WC, heated towel rail

Bedroom Two

Spacious & airy with carpeted floor

Bathroom

Bath with wall mounted shower & glass screen, wash hand basin, WC, heated towel rail

Outside

Access to communal garden & allocated parking





First Floor

Total floor area 67.6 m² (728 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



To view this property please contact Connells on

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111 High Street
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EPC Rating: B Council Tax Band: D

Service Charge: 2400.00

Ground Rent: 320.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311672

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2022. 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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