





### Property Description

This well presented two bedroom first floor duplex apartment located within the popular area of Cippenham, is now offered for sale.

The rooms are of a good size and there is also loft storage. Balcony and allocated parking. Conveniently located. Close to local amenities and within easy reach of the motorway network. London Heathrow is also easily accessible & Windsor is only a five minute drive.

The discerning buyer will be most impressed, a visit is recommended.

### Ground Floor

#### Communal Entrance

Entry phone system, stairs to all floors

#### First Floor Landing

Door to

#### Entrance Hall

Entry phone system, electric wall mounted heater, laminate floor

#### Lounge

Rear aspect window, electric wall mounted heater, laminate floor, door to balcony

#### Kitchen

Side aspect window, range of wall & base units, single bowl sink drainer with mixer tap, integrated four ring electric hob with oven under, extractor hood, under-counter fridge, plumbing for washing machine

#### Landing

Side aspect window, airing cupboard

#### Bedroom One

Front aspect window, electric wall mounted heater

#### Bedroom Two

Side aspect window, laminate floor, electric wall mounted heater

## Bathroom

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

## Outside

Allocated parking space





Total floor area 64.7 m<sup>2</sup> (697 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  
 SLOUGH SL1 1DH

EPC Rating: D Council Tax  
 Band: C

Service Charge:  
 2000.00

Ground Rent:  
 150.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2003. 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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