



Not for marketing purposes INTERNAL USE ONLY

Duvall Court Merton Road  
Slough



### Property Description

A fantastic opportunity to purchase this well presented one bedroom first floor flat located in the town centre of Slough. Situated in a quiet small gated development, has easy access to the High Street and walking distance to the Elizabeth Line train Station.

It benefits from 14ft lounge, 13ft bedroom, gas central heating, double glazed windows and allocated parking space.

\*\*Agents note - The terms of the lease are 99 years from 31/03/06 which means there are currently 77 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries\*\*



### Entrance Hall

Entry phone, laminate floor, radiator, storage cupboard.

### Lounge

14' 1" x 9' 10" ( 4.29m x 3.00m )  
Front aspect, laminate floor, radiator, double doors to Juliet balcony, leads to:

### Kitchen

9' 10" x 5' 11" ( 3.00m x 1.80m )  
One and a half bowl sink drainer unit with cupboards under, wall and base units, integrated four ring gas hob with oven under and cooker hood, space for fridge freezer, plumbing for washing machine, extractor fan.

### Bedroom

13' 9" x 8' ( 4.19m x 2.44m )  
Rear aspect, radiator, laminate floor, built-in double wardrobe.

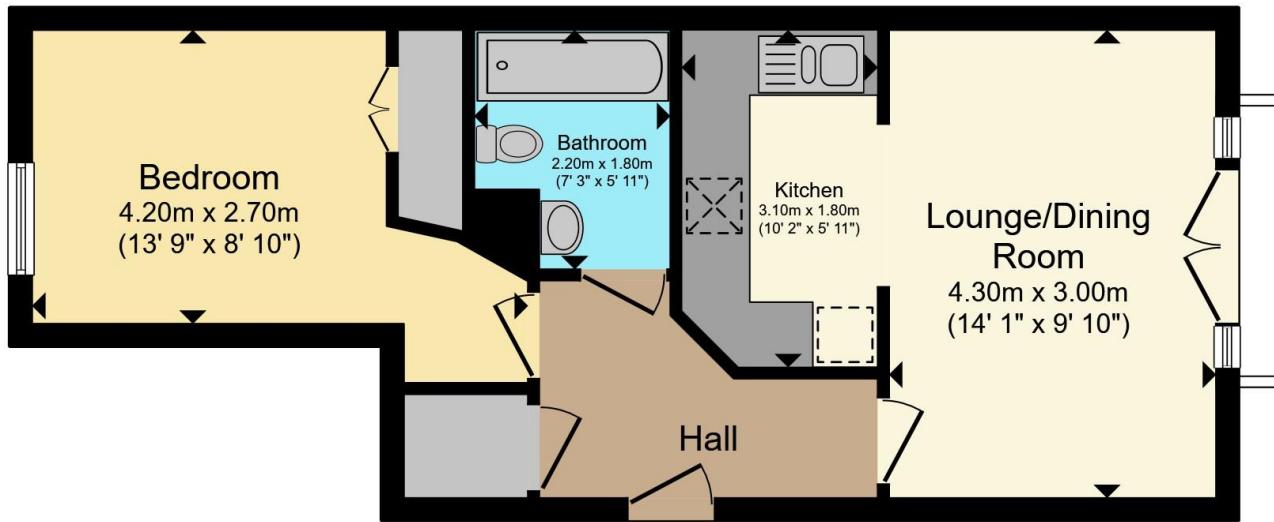
### Bathroom

Radiator, laminate floor, low level WC, wash hand basin, paneled bath with mixer tap and shower attachment, extractor fan.

### Outside

Allocated parking space





Total floor area 41.2 m<sup>2</sup> (443 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](http://www.propertybox.io)

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111 High Street  
SLOUGH SL1 1DH

EPC Rating: C  
Council Tax  
Band: B

Service Charge:  
1804.56

Ground Rent:  
Ask Agent

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 99 years from 31 Mar 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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Property Ref: SGH310593 - 0002