



Connells

Kenyon Way
SLOUGH



Property Description

Situated on the top floor of a well-maintained development, this beautifully presented two-bedroom apartment offers bright and spacious accommodation, making it an ideal purchase for first-time buyers, downsizers or investors.

The property is offered in excellent condition throughout and benefits from an entrance hall leading to a generous open plan living area and kitchen, creating a sociable space for relaxing and entertaining. The modern kitchen is fitted with a range of wall and base units, an integrated oven and hob, and provides space for additional white goods.

There are two well-proportioned bedrooms and a contemporary bathroom, all finished to a good standard.

Further benefits include an allocated parking space.

The advertised price is for a 100% share of the property. The apartment is currently owned on a 42% shared ownership basis; however, ownership will increase to 100% on completion, allowing the purchaser to acquire the property on a full ownership basis.

Kenyon Road is conveniently located close to Langley village centre, offering a range of shops, supermarkets, cafés and everyday amenities. Excellent transport links include Langley Station with Elizabeth Line services into London, while the M4, M25 and Heathrow Airport are all easily accessible. The area also benefits from nearby parks, leisure facilities and well-regarded schools.

Agents Note

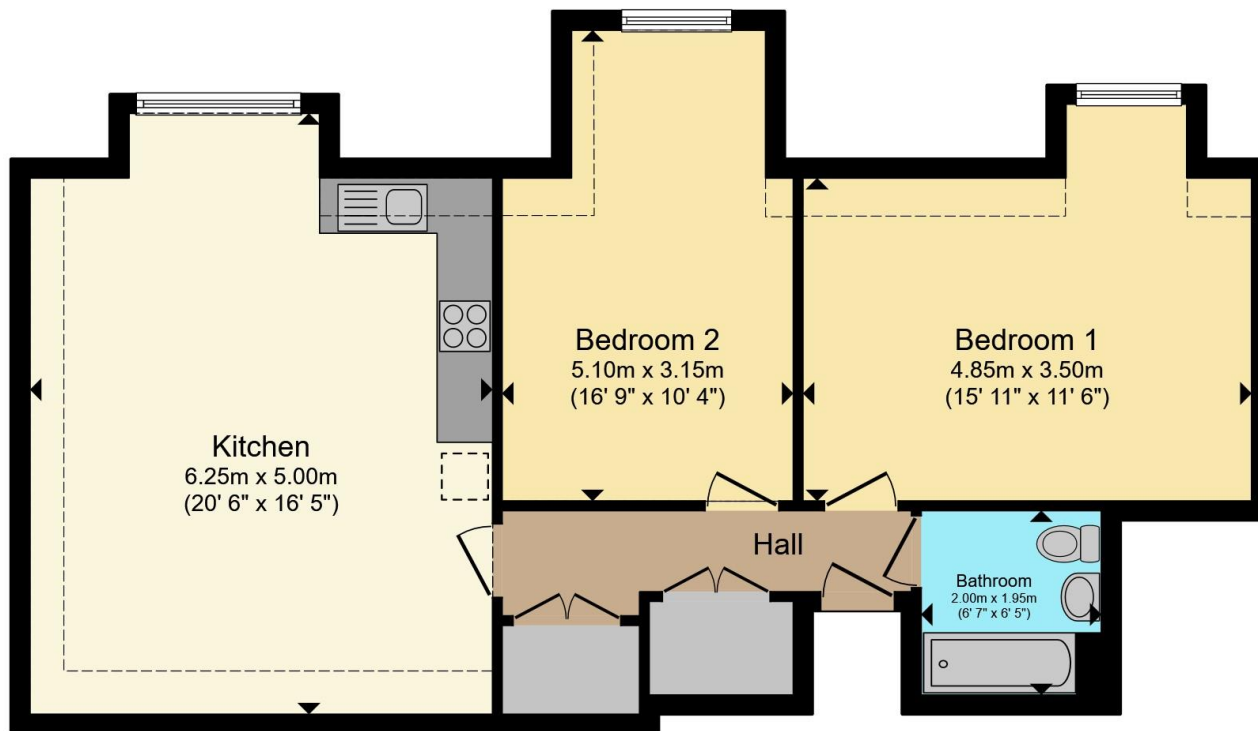
Paradigm Housing Association have advised that they would be prepared to staircase a transaction to 100% Freehold ownership on completion. This would mean that any potential purchaser would buy the vendors 42% share and the remaining 58% share of the property from Paradigm Housing Association to enable the Freehold purchase on completion. The advertised price is for the 100%. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending ability

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.

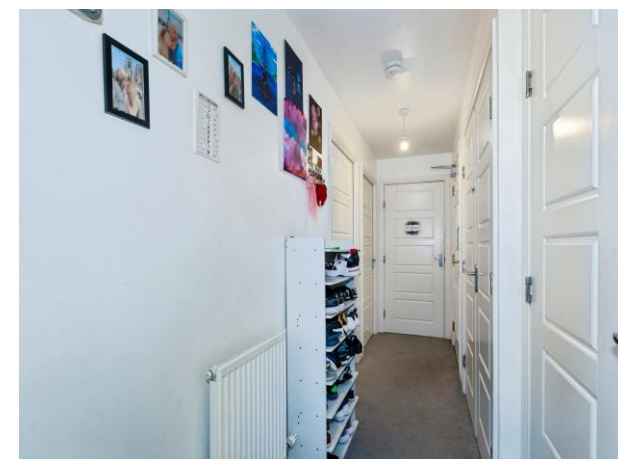




Total floor area 76.2 m² (820 sq.ft.) approx

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: B

Council Tax
Band: C

Service Charge:
2176.92

Ground Rent:
Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311860

This is a Leasehold property with details as follows; Term of Lease 125 years from 21 Jun 2019. 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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