



Connells

Brickfield Court Bath Road
Slough

Brickfield Court Bath Road
Slough SL1 3FX

for sale offers in excess of
£165,000



Property Description

Recently built one bedroom purpose built apartment situated on the third floor on a popular modern development within walking distance of Slough High Street and mainline railway station offering fast trains into London. The property benefits from fitted kitchen, lounge with private balcony, electric heating and secure allocated parking spaces. The property is finished to a high specification and also has an on site gym and concierge service.

***Agents Note - "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."

First Floor

Entry phone, doors to:

Communal Entrance Hall

Stairs and lift service to all floors.

Third Floor Landing

Door to:

Entrance Hall

Oak timber flooring, cloaks cupboard, utility cupboard housing integrated washing machine, opening to lounge, door to:

Bathroom

Paneled bath with mixer tap and shower attachment, wash hand basin with one drawer white gloss vanity unit, low level WC, fully tiled, heated towel rail.

Lounge

Rear aspect window,, oak timber flooring, doors opening to private balcony, door to bedroom, opening to:

Fitted Kitchen

Italian designer wall and base handleless units, single bowl sink unit with mixer tap, integrated Bosch appliances comprising of, built-in four ring induction hob with single oven under, cooker-hood, integrated fridge and dishwasher.

Bedroom

Rear aspect window, electric heater, built in wardrobe.

Outside

Secure allocated parking fpr two cars





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.focalagent.com

To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: C

Council Tax
 Band: B

Service Charge:
 2350.00

Ground Rent:
 370.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310930

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jun 2016. 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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