Connells

Tresco Windsor Road
Slough

Tresco Windsor Road
Slough SL1 2JF

for sale offers in excess of
£300,000

Property Description

A well-presented first-floor apartment, ideal for first-time buyers, couples, or small families. Built in 2017, the property retains a modern, near new-build feel and still benefits from the remainder of its NHBC warranty. It is accessible via both lift and stairs and has been thoughtfully upgraded by the current owners to enhance its contemporary finish.

Positioned to the rear of the building, the apartment enjoys a quiet setting away from road noise. The bright and spacious lounge/kitchen/diner opens onto a private balcony, offering the perfect space to relax. The modern kitchen features integrated appliances and stylish finishes, while the generous bedrooms are complemented by a well-appointed family bathroom and an en-suite to the principal bedroom. Excellent built-in storage is provided throughout.

The location offers superb connectivity, with easy access to Eton Riverside, Windsor, and major road links including the M4, M25, and M40. Nearby train stations and Heathrow Airport make this an ideal home for commuters and frequent travellers alike.

An internal viewing is highly recommended to fully appreciate all that this apartment has to offer.

Communal Entrance

Video entry phone system, stairs and lifts to all floors

First Floor Landing

Door to

Entrance Hall

Radiator, storage cupboard housing wall mounted boiler

Lounge

14' 10" max x 19' 2" (4.52m max x 5.84m)
Rear aspect window, radiators, laminate floor, door to balcony

Open-Plan Kitchen

Range of wall & base units, four ring integrated induction hob with oven under & cookerhood, integrated fridge freezer, dishwasher & washing machine, single bowl sink drainer

Bedroom One

13' 2" max x 11' 3" max (4.01m max x 3.43m max)
Rear aspect window, built-in wardrobe, radiator

En-Suite

Shower cubicle, wash hand basin, WC, heated towel rail, shaver point, extractor fan

Bedroom Two

13' 2" max x 8' 10" max (4.01m max x 2.69m max)
Rear aspect window, fitted wardrobe, radiator, laminate floor

Bathroom

Tiled bath with mixer tap & wall mounted shower, wash hand basin, WC, heated towel rail, shaver point, extractor fan

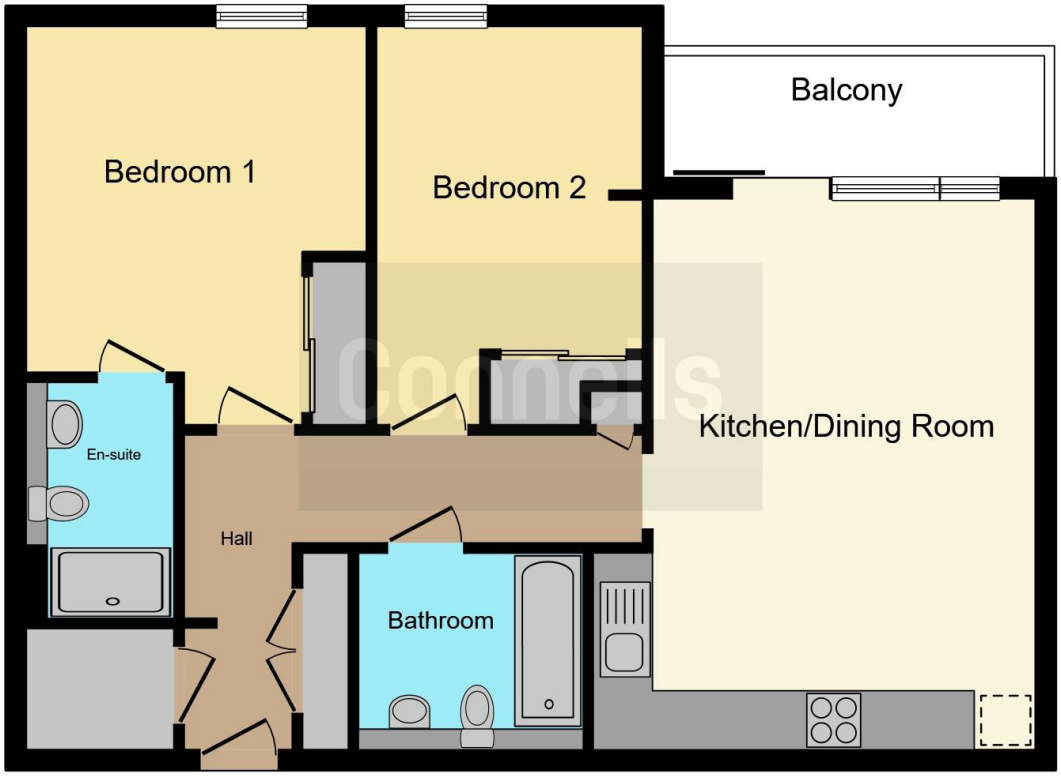
Outside

Secure gated underground parking with allocated space

Agents Note

AML Fee - Purchasers

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover 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.



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: B

Council Tax Band: C

Service Charge: 1980.00

Ground Rent: 500.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311285

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2017. 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.