

Connells

Pickfords Gardens
Slough

Pickfords Gardens
Slough SL1 3GG

for sale
£260,000







Property Description

Situated in the popular Pickford Gardens development in Slough, this well-presented two-bedroom upper-floor apartment offers spacious and practical accommodation, making it an excellent choice for first-time buyers, downsizers or investors alike. The property comprises a bright and welcoming lounge with ample space for both seating and dining, access to own loft space above property, a separate fitted kitchen with a range of storage units and work surfaces, two well-proportioned bedrooms including a generous principal bedroom, and a family bathroom fitted with a three-piece suite. A central hallway provides access to all rooms and benefits from useful built-in storage. Further benefits include residents' permit parking.

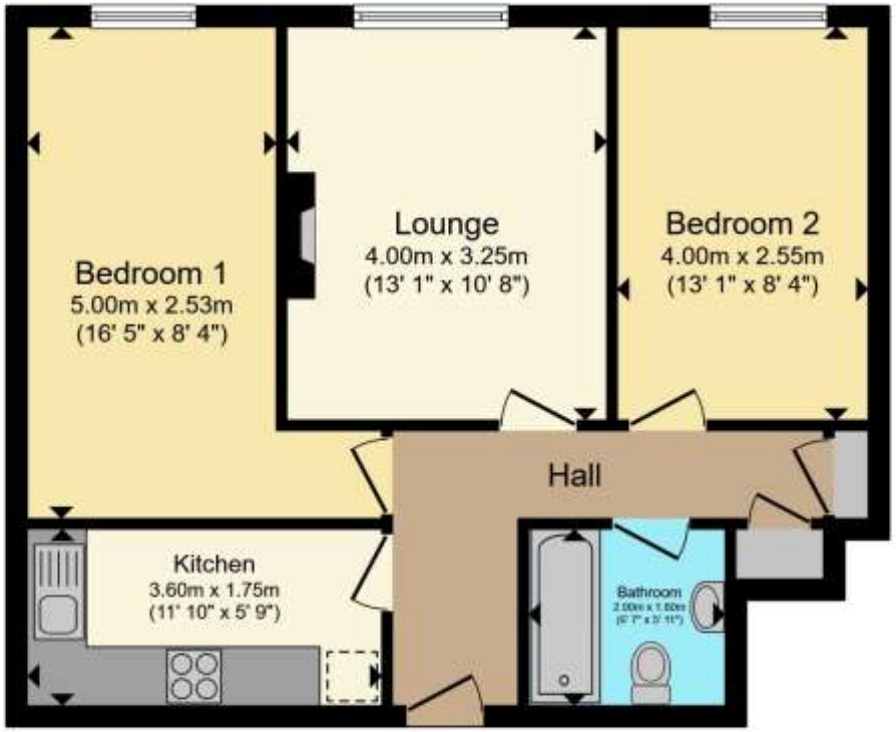
Ideally positioned for convenient living, the property is within easy reach of local shops, supermarkets and leisure facilities, while Slough town centre and Slough railway station, providing Elizabeth Line and mainline services, are within walking distance. Excellent road links via the M4 and M25 further enhance connectivity, making this a well-located home for commuters and families alike.

Agents Note

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.











Total floor area 56.7 m² (610 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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E slough@connells.co.uk

111 High Street
SLOUGH SL1 1DH

EPC Rating: C

Council Tax Band: C

Service Charge: 2271.61

Ground Rent: 314.36

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH312063

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Aug 2000. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

The Property Ombudsman

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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.