

Connells

Kenyon Way
Slough

Kenyon Way
Slough SL3 8BL

for sale
£130,000







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 two allocated parking spaces.

The advertised price is for the sellers 42% share. £619.92 per month is paid to the Housing Association as rent for the retained share & includes the service charge.

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

This property is currently under shared ownership in conjunction with Paradigm Housing Association who have criteria for any purchase, the advertised price is for the sellers 42% share. £619.92 per month is paid to the Housing Association as rent for the retained share & includes the service charge. Please contact with Paradigm Housing Association for guidance on purchase requirements.

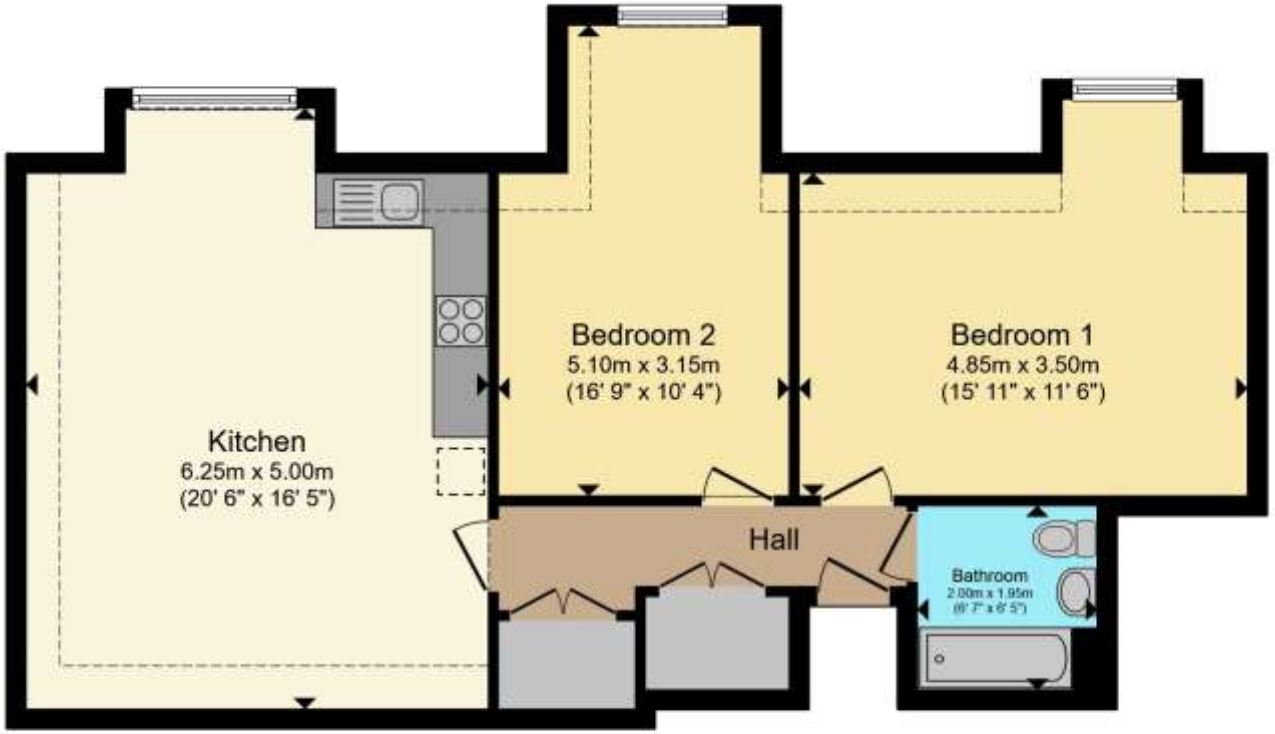
In addition, the Housing Association have advised that they would be prepared to staircase a transaction to 100% ownership. This would mean that any potential purchaser would buy the vendor's 42% share and the remaining 58% share from the Housing Association to enable a purchase on completion. Your conveyancer will advise with regard to the timescales involved and you should satisfy yourself in regard to lending affordability

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 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/SGH311861

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.

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.