



**Colnbrook**

**£225,000** *Share of Freehold*

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**B. S. BENNETT**

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**A delight ready to move into One-Bedroom Apartment with Long Lease and Share of Freehold! A fully renovated second-floor apartment features; spacious open-plan living room and fully integrated kitchen; complete with a fridge-freezer, washer/dryer, and dishwasher, comfortable double bedroom with a fitted wardrobe, and modern shower room. Elegant wooden shutters are featured in both the living area and the bedroom. Residents can enjoy access to communal grounds and the convenience of an allocated parking space. The location is perfectly positioned for professionals working at London Heathrow Airport or in the nearby business and commercial centres. Perfect Opportunity for Investors and First-Time Buyers! Energy rating: TBC**

### **Location:**

Centrally located with local amenities including a Budgens convenience store, chemist and public houses including the Ostrich Inn. Situated to the west of London Heathrow Airport with easy access to the M25 and M4 motorways. Also, handily placed for some local bus routes.

### **Lease:**

The seller has advised us the following:

Length of Lease: 980 years

Service Charge: Approx. £1,100 per annum

The seller also has a Share of the Freehold

### **Services:**

Mains electricity, Mains water and drainage

Broadband Availability (according to ofcom.org.uk): Standard and Ultrafast Full Fibre are available.

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### **Local Authority:**

Slough Borough Council

St Martins Place, 51 Bath Rd, Slough SL1 3UF

Website: [www.slough.gov.uk](http://www.slough.gov.uk)

### **Council Tax:**

Band: B

Payable 2024/25: £1,736.31

# B. S. BENNETT



# B.S. Bennett Estate Agents

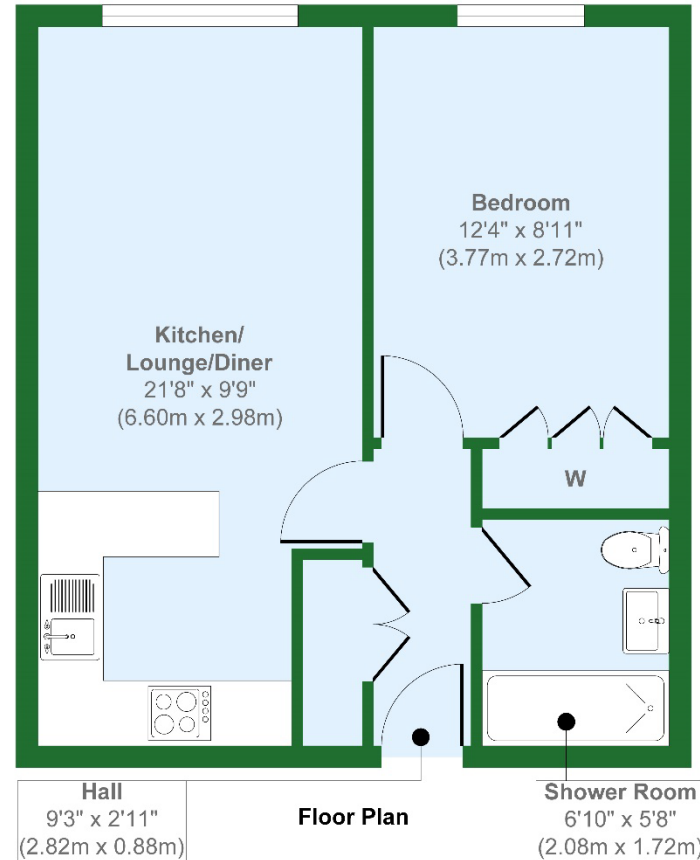
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**Approx. Gross Internal Floor Area 412 sq. ft / 38.28 sq. m**

Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

**Please Note:** We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.