



Connells

Arborfield Close
Slough



Property Description

A modern first floor two bedroom spacious apartment is now offered for sale, which is a great opportunity for first time buyers and investors and has been well-maintained by the current owners, including a modern kitchen and recently refurbished family bathroom.

The property is located in this much sought after location and is within walking distance of Slough High Street and Slough Station offering the Elizabeth Line, as well as within close proximity of good primary and secondary schools.

It benefits from a large 19ft lounge, modern kitchen with integrated appliances, two spacious bedrooms, family bathroom, garage en bloc and no ground rent, making it ideal for first time buyers or small families, or investors with an average rent of around £1500pcm.

Early viewing is highly recommended.

Ground Floor

Communal Entrance

Phone entry system, stairs/lifts to all floors

First Floor Landing

Door to

Entrance Hall

Entry phone system, radiator, store cupboard

Lounge

Rear aspect window, radiators

Kitchen

Side aspect window, range of wall & base units, single bowl sink drainer, four ring integrated gas hob with oven under, cookerhood, integrated fridge freezer, plumbing for washing machine, wall mounted boiler housed in cupboard, tiled floor

Bedroom One

Front aspect window, radiator

Bedroom Two

Front aspect window, radiator

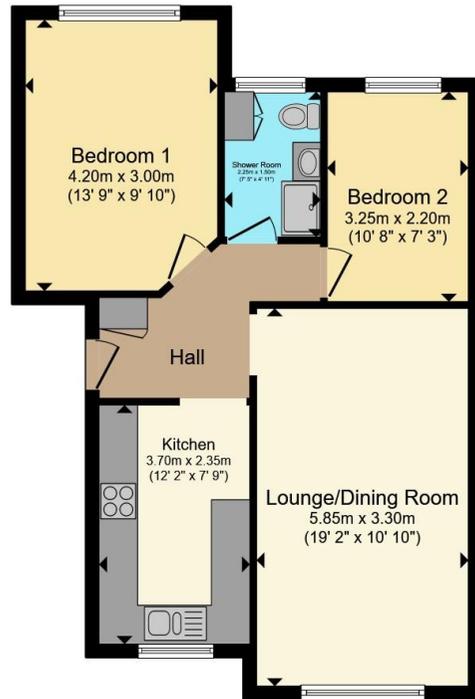
Bathroom

Rear aspect window, shower cubicle, wash hand basin with vanity unit, WC, wall unit for storage, heated towel rail, tiled floor

Outside

Garage en bloc





First Floor

Total floor area 58.2 m² (626 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



To view this property please contact Connells on

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111 High Street
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EPC Rating: C Council Tax Band: C

Service Charge: 1680.00

Ground Rent: Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311541

This is a Leasehold property with details as follows; Term of Lease 137 years from 01 Jan 2026. 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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