



17 Troutbeck Close, Slough, SL2 5ED
£185,000

Offered to the market with No Onward Chain is this immaculately presented and ready to move straight into second floor apartment located within a quiet development only 0.5 miles from Slough train station and town centre. The property boasts having residents parking, open plan lounge/ dining room through to kitchen, modern bathroom and a double bedroom with views over the recreational ground..



Front of property:

Residents parking to the front with small lawn and flower bed borders with established shrubs and bushes, paths leading to:

Communal entrance:

Through a glass panelled security door with intercom system into the communal halls, stairs leading to second floor and door into:

Entrance:

Through a wood front door into the entrance hall with storage cupboard, wall mounted heater, doors into:

Open plan living space:

An 'L-shaped' lounge through dining room with a three sided bay window over the rear gardens and views of the church, wall mounted heaters, TV, telephone and power points. Opening into:

Kitchen:

A modern kitchen suite comprising of a range of eye and base level gloss units with a complimentary work surface and upstands, inset sink with drainer, integrated oven with four induction ring hob above, space for freestanding fridge/ freezer and washing machine, window over the side aspect and wood flooring.

Bedroom:

A double bedroom with a window over the front aspect and recreation ground, recessed wardrobe with shelving and hanging rail, further cupboard housing the hot water cylinder, wall mounted heater, TV and power points. Access to loft with lighting and partially boarded.

Bathroom:

A modern three piece suite comprising of a tile enclosed bath with rainfall shower and glass screen above, vanity wash hand basin with drawers below, low level W.C, heated towel rail, mirrored medicine cabinet, frosted window over the side aspect, tiled walls and flooring.

Communal gardens:

A West facing communal garden at the rear of the property being mainly laid to lawn with a established bush and shrub border, side access on both sides leading to the residents car park.

General information:

Tenure: Leasehold
Lease: 93 years remaining
Lease Term: 125 from 25th Dec 1992
Service charge: £1282.87pa
Service charge review: Yearly

Ground rent: £114.58pa
Ground rent review: TBC
Council tax: Band C - £1944pa

Legal note:

Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.

