



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



21 Montrose Avenue, Slough, Berkshire. SL1 4TN.

£330,000 Leasehold

Hilton King and Locke are delighted to bring to the market this beautifully presented, ground floor, 2 bedroom maisonette situated near the edge of Slough Trading Estate.

Welcomed upon entrance is the hallway giving you a homely feel. To your left is situated the second bedroom (8'6 x 5'9) utilised currently as a bedroom / office and comes complete with a built-in single bed which is accessed via a ladder above the office setup. Straight ahead, you will be greeted by the master bedroom (11'3 x 11'1) which is accompanied with built in storage cupboards and a hot water tank cupboard providing a space to dry clothes all year round.

To your right is the family bathroom which has the benefit of a bathtub and overhead shower. Next to the bathroom is an under-stair cupboard large enough for coat and shoe-racks as well as storage space for all your NikNaks. Next is The living room (13'1 x 10'8) which is fantastically presented with a gas fireplace and large double door's leading into the sun room (9'6 x 7'5) which is perfect for summer afternoons and provides an enclosed indoor space all year round regardless of the weather. The kitchen (8'11 x 5'10) while compact provides a space for all your free standing appliances. Plenty of sockets are available around the Kitchen for all your appliance needs. The main boiler can be found in the storage cupboard above the corner worktop in the kitchen. This property has a private garden in the front which is beautifully kept and trimmed along with a large private patio area next to the garage. The garage is large enough for one car inside and another on garage driveway. This property also has the benefit of two private driveways, one that is gated in front of the garage and one at the front of property.

#### LOCATION

Slough is a prime location for motorway links to the airport, bus links and Slough train station(including (crossrail to London). Some fantastic schools are within the area, supermarkets,



restaurants and entertainment such as an ice rink, swimming pool and gym.

Tenure: Leasehold.

Length of lease: £950 years

Ground rent: £6.50/year

No annual service charge.”



**Important Notice**

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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# 21 Montrose Avenue

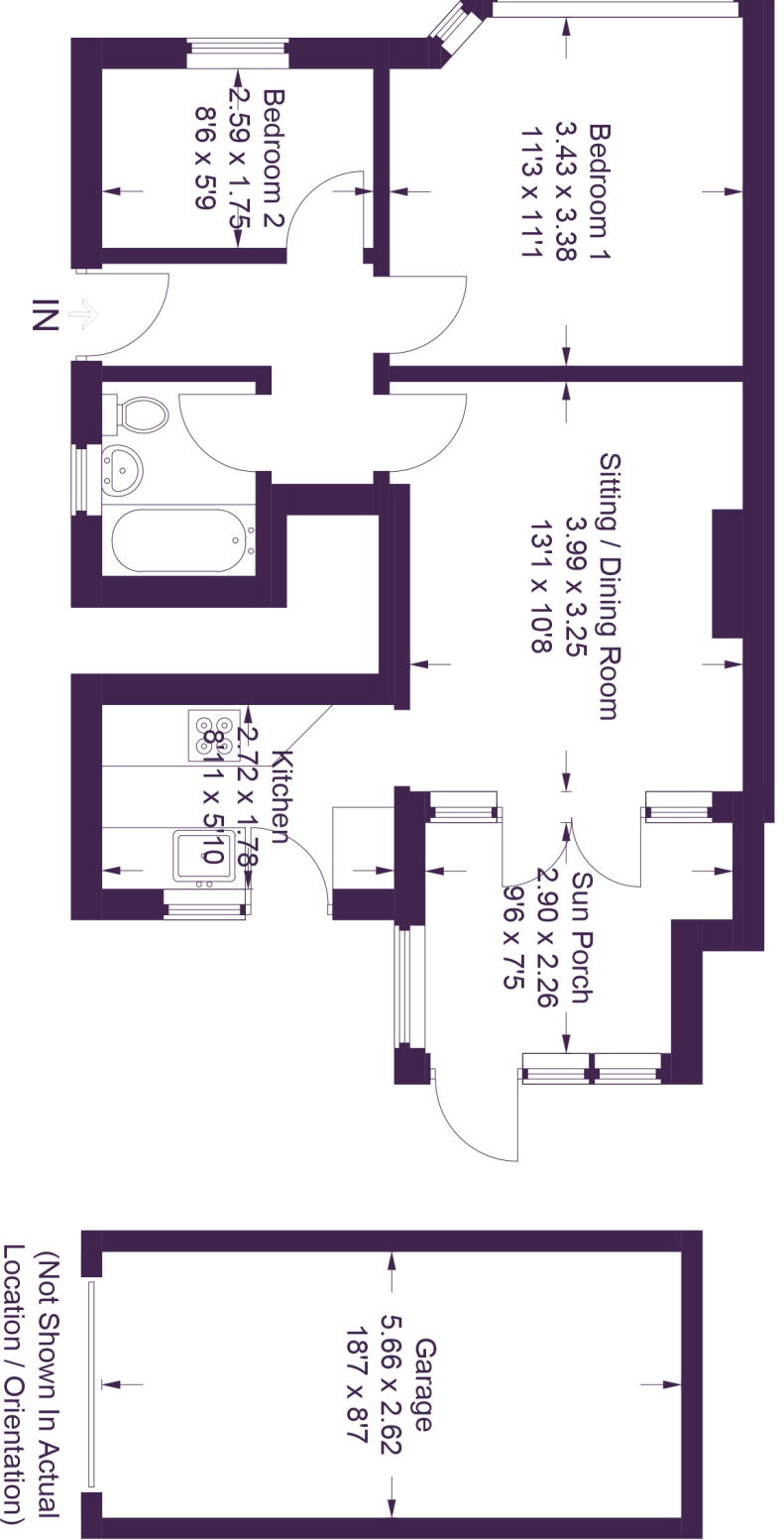
Approximate Gross Internal Area = 50.6 sq m / 545 sq ft

Garage = 14.7 sq m / 158 sq ft

Total = 65.3 sq m / 703 sq ft



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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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