SIMMONS & SON

## Cornwall Avenue, Slough, SL2 1AZ

## Guide Price £265,000 Leasehold

TWO BEDROOM GROUND FLOOR MASIONNETTE - LONG LEASE

Situated in a popular residential location, close to the Farnham Road, is this two bedroom ground floor maisonette. The property benefits from fitted kitchen, bathroom, gas central heating, private enclosed rear garden, off street parking. The property offers excellent public transport links into Slough town centre and is close to local schools, shops, Wexham Park hospital and M4 & M40 Motorways.

# Cornwall Avenue,  Slough, Berkshire, SL2 1AZ

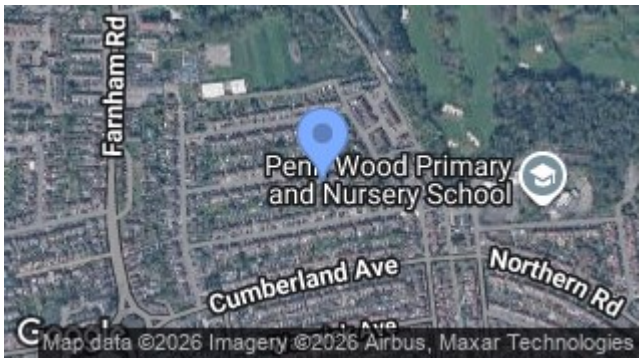
## Ground Floor

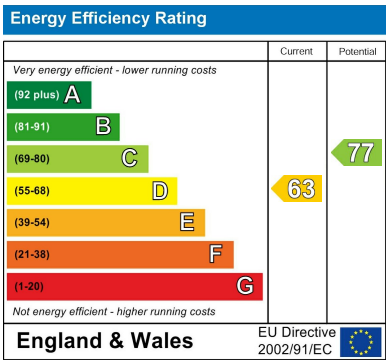
Approx. 50.1 sq. metres (539.5 sq. feet)

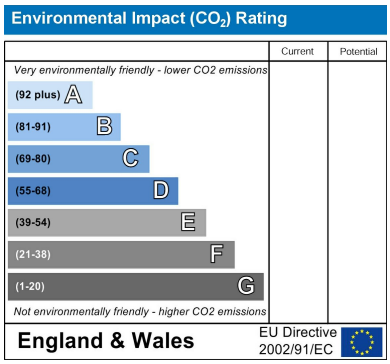
### Total area: approx. 50.1 sq. metres (539.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Ground Floor Maisonette
- Two Double Bedrooms
- Located Near Farnham Road
- Gas Central Heating & uPVC Double Glazing
- Private Rear Garden
- Lease 925 Years Remaining
- No Service Charge / Ground Rent: £5.50 per Annum Rising to £150 Per Annum
- Off Street Parking
- Council Tax Band : B
- EPC: D




These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.