



SIMMONS & SON



Stoke Poges Lane, Slough, SL1 3LQ

£1,550

Nestled in the vibrant town of Slough, this purpose-built maisonette offers a delightful living experience for those seeking comfort and convenience. The property features a spacious living room, perfect for relaxation or entertaining guests, providing a warm and inviting atmosphere.

With two well-proportioned bedrooms, this flat is ideal for small families, couples, or individuals looking for extra space. The separate kitchen is functional and offers ample room for culinary pursuits, making it a great space for those who enjoy cooking.

Additionally, the property benefits from available parking, a valuable asset in this bustling area. Residents will also appreciate the proximity to local amenities, ensuring that shops, restaurants, and essential services are just a stone's throw away.

This flat is available for immediate occupancy, making it a perfect choice for those looking to move in without delay. Whether you are a first-time buyer or seeking a rental opportunity, this property in Slough presents an excellent option for modern living.



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- Two Bedroom Maisonette
 - Parking Available
- Council tax band B - £1697.33
- Gas central heated and double glazed
 - Rear Outside Space
 - EPC - C
- Close to local shops & Amenities
 - Available Immediately
- One weeks rent reservation deposit required - £357.69
- Five week deposit required - £1788.46



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
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