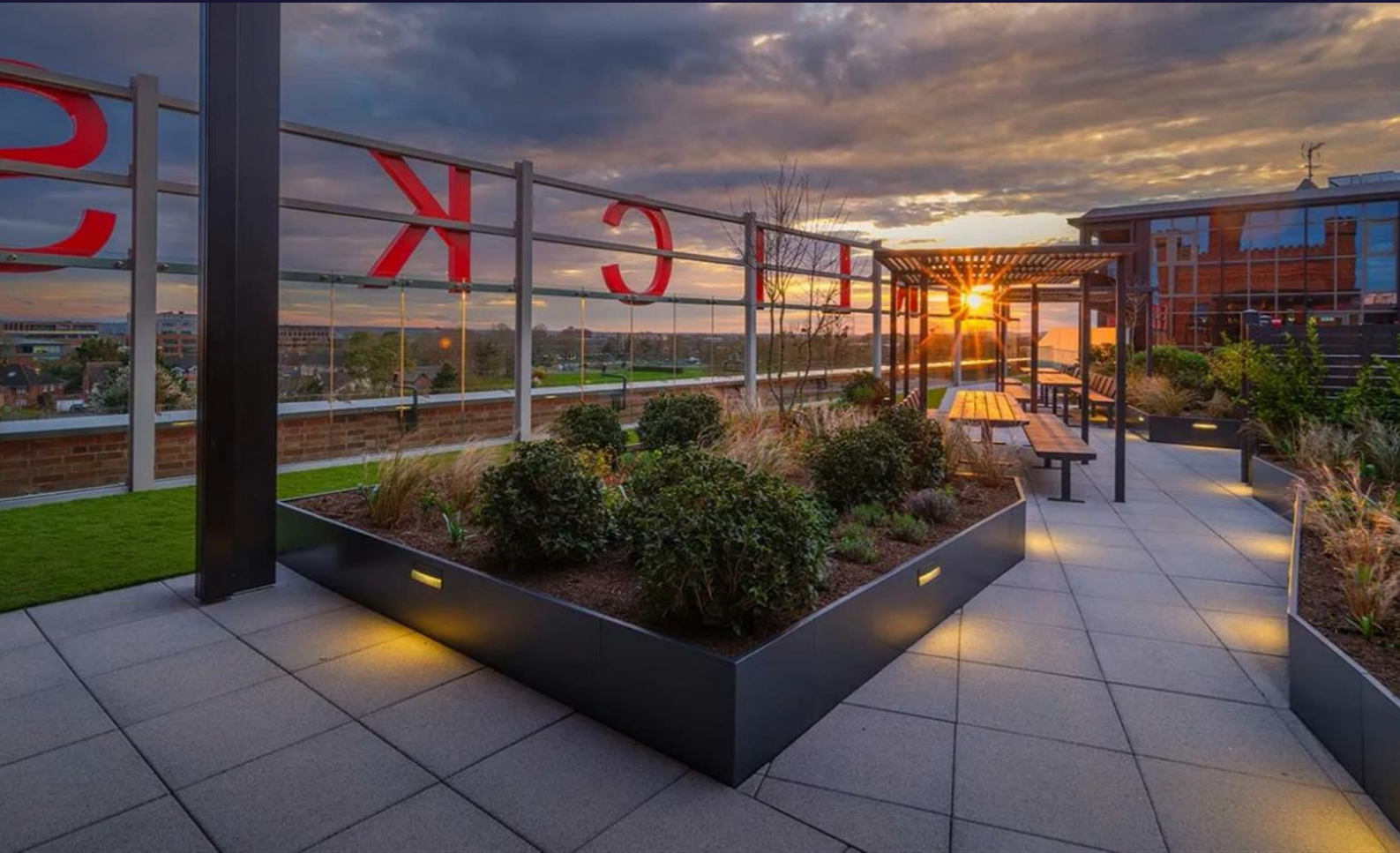




SIMMONS & SON



The Factory, Slough, SL1 3GZ

£2,750 PCM

DUPLEX PENTHOUSE - All Bills Included!!! (excluding electricity)

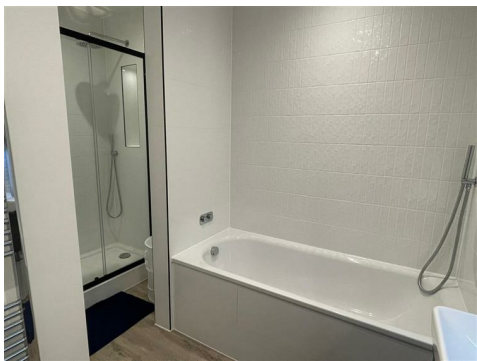
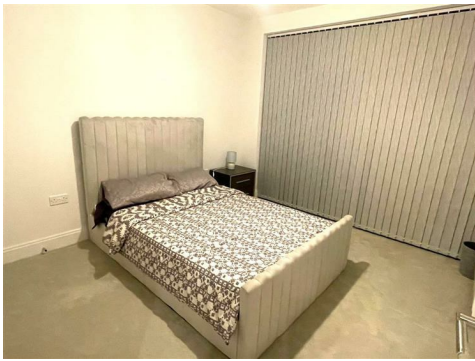
Beautiful two bedroom duplex penthouse situated in the the iconic Horlicks Factory, built in 1908. Stunning views, Spacious and light industrial-inspired communal areas, fantastic residents' facilities inside the building – concierge, gym, cinema which can be reserved and even a private rooftop garden offering panoramic views towards Windsor. All set in landscaped grounds with water features, play areas and cycle routes.

A short walk to Slough Train Station providing links to Windsor Town Centre and Central London via the new Elizabeth Line. The property is offered furnished, with allocated parking and available for a short term let at 6 months only.

Call now to book your viewing!



The Factory, Memorial Avenue Slough, Berkshire, SL1 3GZ



- All Bills Included!!!
 - Walk to Slough Train Station in 7 Minutes
- Two Bedroom Duplex Penthouse
 - One Week Reservation Deposit Required - £600.00
- Short term let available
 - Five Week Deposit Required - £3,000.00
- Fantastic Residents' Facilities Inside the Building – Concierge, Gym and More
 - Council Tax Band - TBC
- A Private Rooftop Garden Offering Panoramic Views Towards Windsor
 - EPC : B



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		
England & Wales		
EU Directive 2002/91/EC		

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.