



# SIMMONS & SON



## Chadwick Road, Slough, SL3 7FT

**£1,300 PCM**

One Bedroom First Floor Flat, Allocated Parking, Close Proximity to Langley Station (Elizabeth Line) & M4, Juliet Balcony, Close to Local schools, Located along Grand Union Canal, Open Plan Living Area, Available 1st June.

Nestled on Chadwick Road in Slough, this modern one-bedroom flat offers a perfect blend of comfort and convenience. Situated on the first floor of a purpose-built block, ensuring a peaceful living environment.

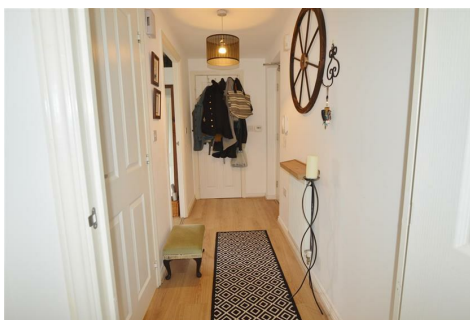
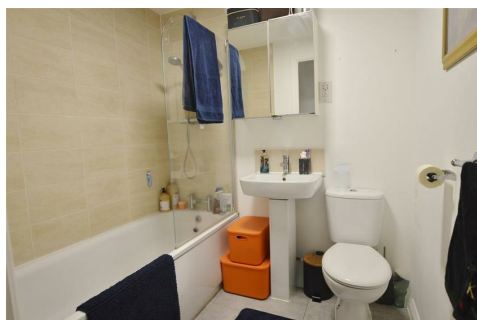
A well-proportioned reception room that provides ample space for relaxation and entertaining. The flat features a thoughtfully designed bedroom, ideal for restful nights. The bathroom is modern and functional, catering to all your daily needs.

One of the standout features of this property is the allocated parking space, a rare find in urban living, making it easy for you to come and go as you please. Additionally, the flat's prime location near the train station offers excellent transport links, making it an ideal choice for commuters or those who enjoy easy access to the wider area.

This unfurnished flat presents a blank canvas but does include the wardrobe, allowing you to personalise the space to your taste and style. This property is a fantastic opportunity to secure a modern home in a vibrant community. Don't miss the chance to make this delightful flat your own.



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- First Floor 1 Bed Flat
- Gas Central Heating
- Council Tax: Band B - £1873.39
- Available 1st June 2026
- One allocated parking space
- Double Glazing
- Holding Deposit : £300
- Close to Langley Train station
- EPC - Band B
- 5 Week Deposit : £1500



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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