



# SIMMONS & SON



## Stafford Avenue, Slough, SL2 1AP

**Price £195,000 Leasehold**

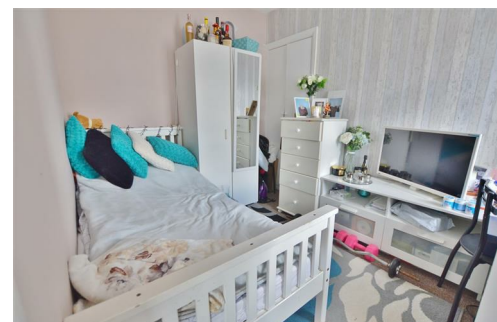
Located on Stafford Avenue in Slough, this charming one-bedroom ground floor maisonette presents an excellent opportunity for both first-time buyers and investors alike. This property has been thoughtfully refurbished just a year ago, ensuring a fresh and modern living space.

The maisonette features a welcoming reception room that provides a comfortable area for relaxation and entertaining. The well-appointed bedroom offers a peaceful retreat, while the bathroom is designed for convenience and functionality.

One of the standout features of this property is its prime location, which is in close proximity to local amenities. Residents will find a variety of shops, cafes, and essential services just a short stroll away, making daily life both convenient and enjoyable.

Additionally, the absence of an onward chain simplifies the purchasing process, allowing for a smoother transition into your new home. Built in 1930, this maisonette combines character with contemporary living, making it a delightful choice for those seeking a blend of history and modernity.

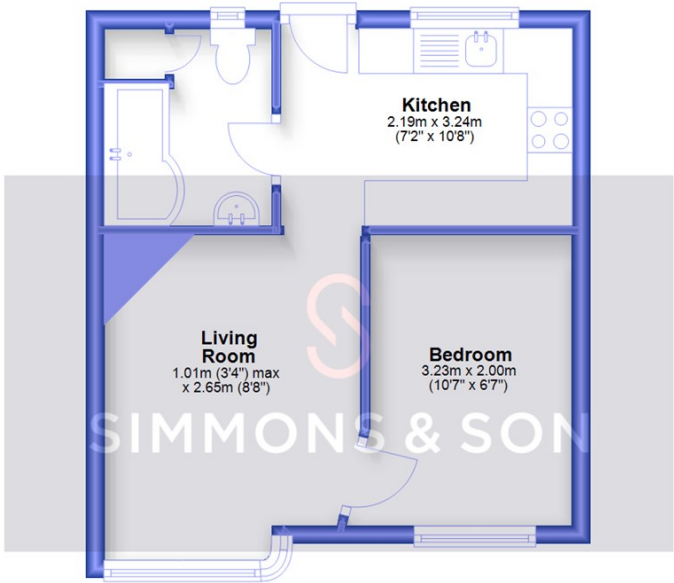
Whether you are looking to invest or find a cosy home, this property on Stafford Avenue is not to be missed.



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Ground Floor



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.

- One Bedroom Ground Floor Maisonette
  - GCH & DG
- Close to local Amenities
  - Driveway Parking
- Private Rear Garden
  - Ideal Investment Opportunity
- No Onward Chain
  - Council Tax Band- B
- Service Charge £0.00 p.a
  - Ground Rent £100 p.a & 112 Years Remaining
  - EPC: D



| 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 <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                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> 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.