



# SIMMONS & SON



**Stafford Avenue, Berkshire, SL2 1AT**

**£1,000 PCM**

One Bedroom First Floor Maisonette, Newly Decorated, Rear Garden, Gas Central Heating, Unfurnished, Close to Local Amenities, Close to M4 & M40, Available Immediately.

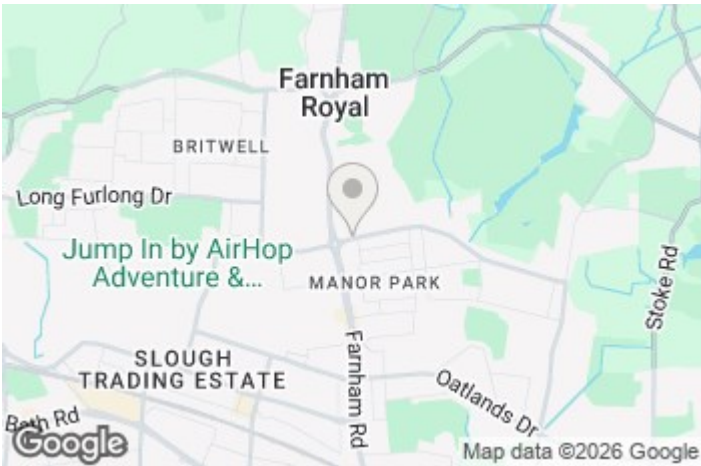
Step into luxury with this superb, freshly upgraded 1-bedroom maisonette on Stafford Avenue, Slough—perfectly tailored for the modern professional. Designed for ultimate comfort and style, this stunning first-floor gem boasts its own exclusive private entrance, cosy gas central heating, and a brand-new, showroom-quality bathroom ideal for unwinding. You cannot beat this location; you're just moments from the Slough Trading Estate, top-tier gyms, and minutes from the M4 & M40, offering a seamless, low-maintenance lifestyle with unbeatable connectivity. This pristine property is available immediately, so secure your viewing today.



Stafford Avenue, Slough Berkshire, SL2 1AT



- One Bedroom First Floor
  - Gas Central Heating & Double Glazing
  - Council Tax: B £1873.39
  - EPC: D
- Unfurnished
  - Available Immediately
  - One Weeks Reservation Deposit Required - £230.76
- Rear Garden (non direct access)
  - Close To Farnham Road
  - Five Weeks Deposit Required - £1.153.84



| 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.