



SIMMONS & SON



Astoria Heights, Slough, SL1 4ED

£1,200 PCM

Experience stylish modern living in this luxury one-bedroom, second-floor apartment, ideally located within walking distance of the town centre and a wide range of local shops and amenities. Offered part-furnished, this beautifully presented home benefits from electric heating, double glazing, and a secure gated development for added peace of mind. The property also includes one allocated parking space. Available from 30th June.



Astoria Heights, 102-104 Farnham Road Slough, Berkshire, SL1 4ED



- Available 30th June
- One Allocated Parking
- Second Floor
- Phone Entry System
- Part Furnished
- Council Tax Band - B - £1873.39
- Close To Local Amenities
- 1 Weeks Reservation Fee - £276.92
- Double glazing
- 5 Week Deposit - £1384.61



| 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.