SIMMONS & SON

## Botham Drive, Slough, SL1 2LY

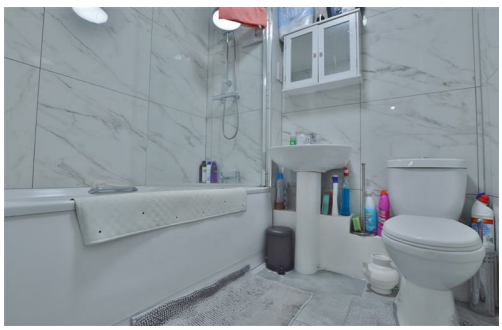
## Guide Price £180,000 Leasehold

Located in the heart of Slough on Botham Drive, this one-bedroom first-floor flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

Recently decorated, this flat exudes a fresh and inviting atmosphere, allowing you to move in with ease and make it your own. The purpose-built design enhances the living experience, providing a functional layout that maximises space and comfort.

Additionally, the property benefits from resident parking, a valuable feature in this bustling area, ensuring that you have a secure place for your vehicle. With no onward chain, the process of acquiring this delightful flat is straightforward, making it an appealing choice for those looking to settle in quickly.

Overall, this property on Botham Drive is a fantastic find, combining modern living with convenience in a sought-after location. Whether you are looking to invest or seeking your first home, this flat is sure to meet your needs and expectations.



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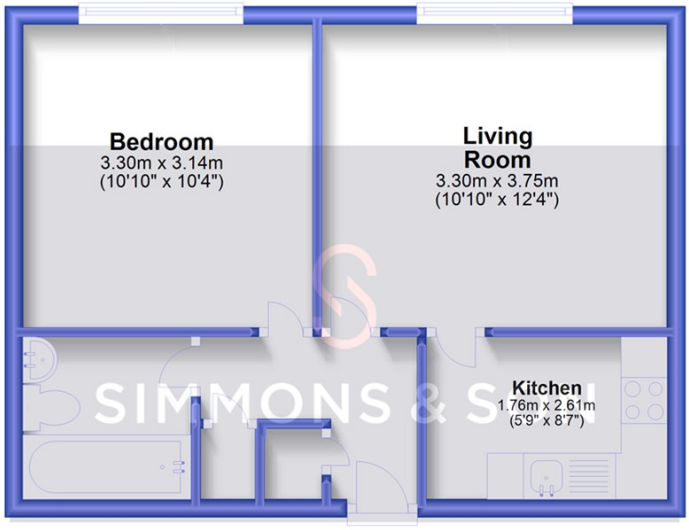
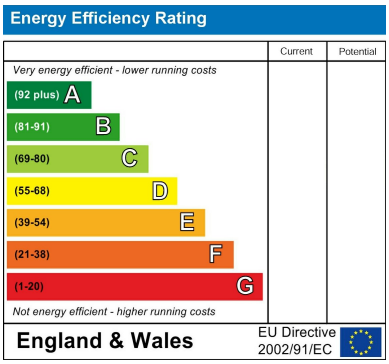
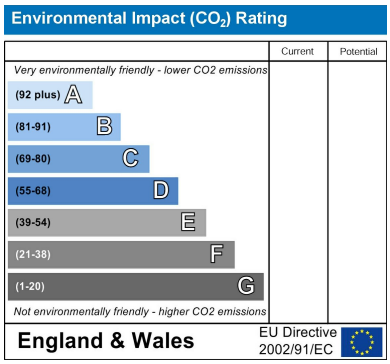
## First Floor




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 First Floor Apartment
- No Onward Chain
- Recently Renovated
- Ideal First Time Buyer
- Close To Slough Town Centre
- Excellent Transport Links
- 98 Years Remaining On Lease
- Ground Rent & Service Charge: £1,200 PA
- EPC: C
- Council Tax Band: B

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