



# 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		84	84
(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		75	75
(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	