



SIMMONS & SON



Belfast Avenue, Slough, SL1 3HF

Price £200,000 Leasehold

Welcome to this one-bedroom ground floor maisonette located on Belfast Avenue in Slough. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or those looking to downsize.

As you enter the maisonette, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The well-proportioned bedroom offers a peaceful retreat, ensuring a restful night's sleep. The property also features a modern bathroom, designed with functionality in mind.

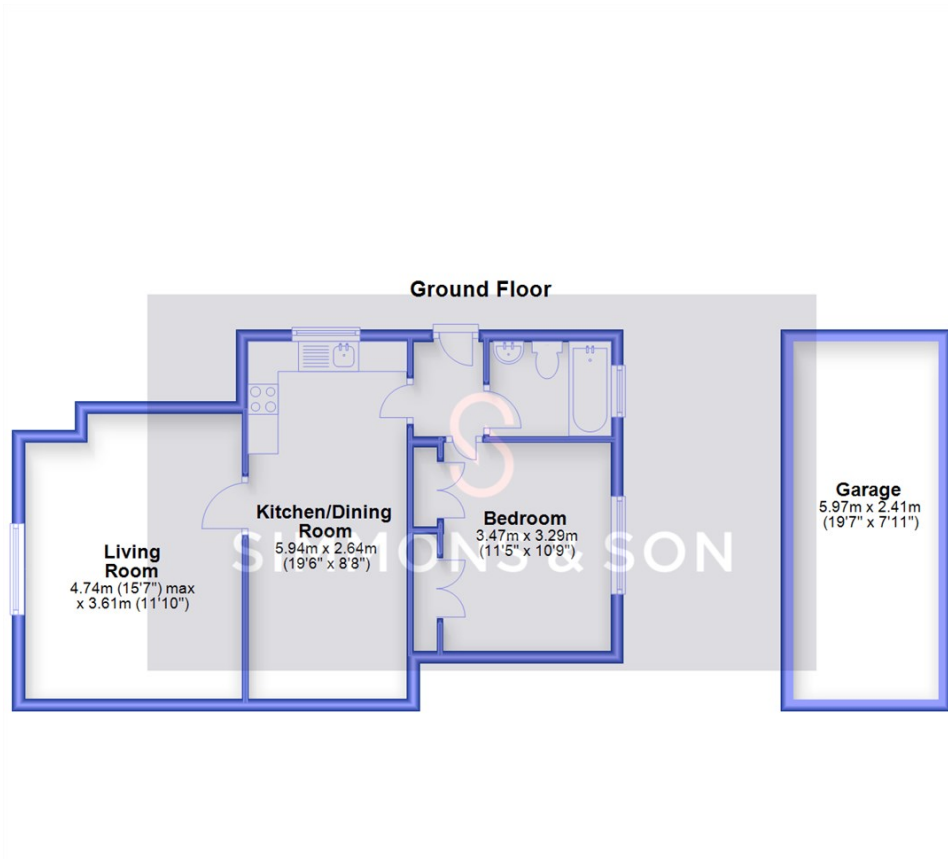
One of the standout features of this maisonette is the double garage & driveway parking, which accommodates up to two vehicles, a rare find in urban settings. Additionally, the absence of onward chain means you can move in without delay, making this property even more appealing.

With no service charges to worry about, this maisonette presents an excellent opportunity for those seeking a low-maintenance lifestyle. The location is also advantageous, providing easy access to local amenities, transport links, and green spaces.

In summary, this one-bedroom ground floor maisonette on Belfast Avenue is a fantastic opportunity for anyone looking for a comfortable and convenient home in Slough. Don't miss your chance to view this property and experience its charm for yourself.



Belfast Avenue, Slough, Berkshire, SL1 3HF



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
- Private Rear Garden
- No Onward Chain
- No Service Charges
- Ground Rent - £100 Per Annum
- Close to M4 & M40 Motorway Junctions
- Driveway Parking & Double Garage
- Years Remaining On The Lease : 95 Years
- Council Tax Band : B
- EPC : C



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	

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