

Also at:  
Slough  
Langley



**Odencroft Road, Slough, SL2 2BS**  
**Guide Price £230,000 Leasehold**

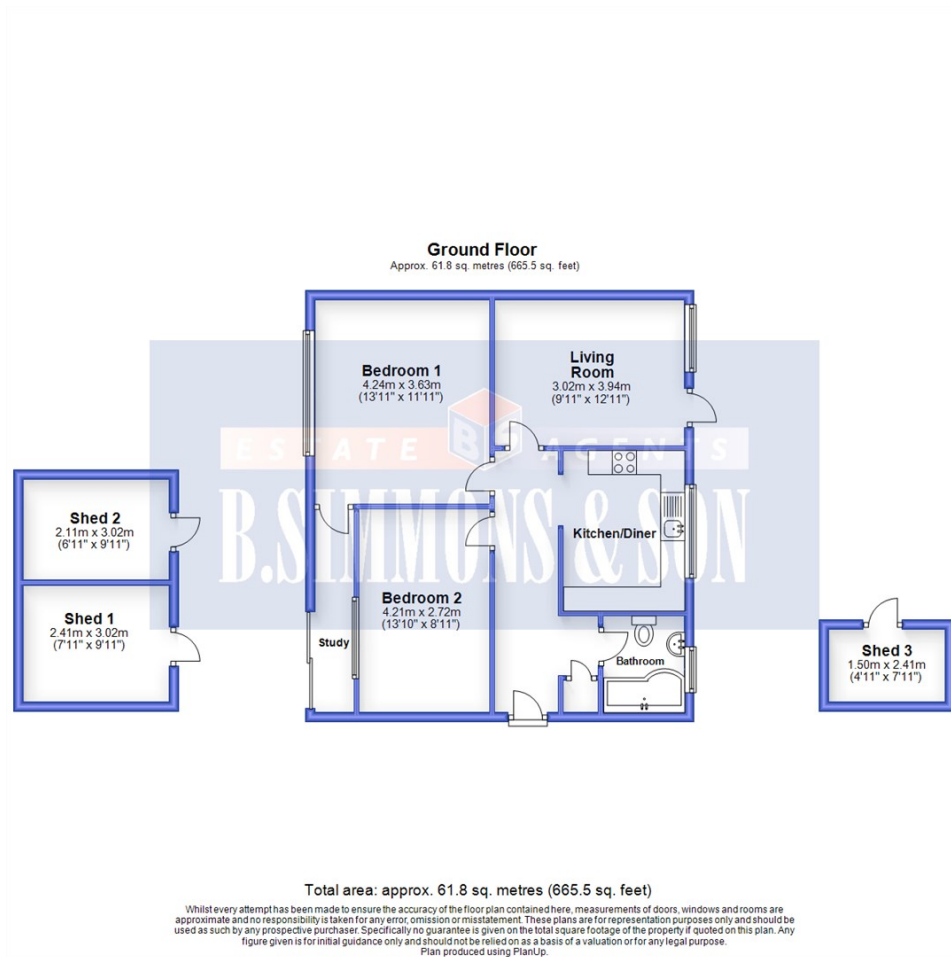
**LARGE GROUND FLOOR APARTMENT, THIS ONE IS NOT TO BE MISSED**

B Simmons and Son are excited to bring to the market this large two bedroom, ground floor apartment In The Popular Odencroft Road. The property benefits from a long lease of around 100 years, two double bedrooms, two gardens front and back. This property would make an ideal investment or a first time home and is offered to the market in excellent condition. The property benefits from gas central heating, double Glazing throughout, heated bathroom floor and a bonus of a study. Viewing highly recommended.

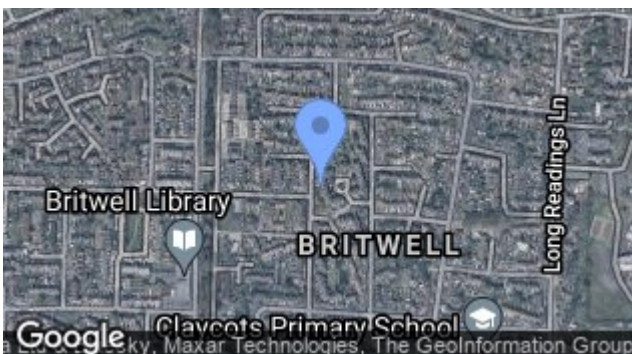




# Odencroft Road, Slough, Berkshire, SL2 2BS



- Large Ground Floor Apartment
- Lease remaining around 100 Years
- Larger Than Average
- Front and Back Private Garden
- EPC - C
- Heated Bathroom Floor
- Two Double Bedrooms
- Modern Kitchen and Bathroom
- Service charge around £500 per year
- Ground Rent £10 per year



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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	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.