



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

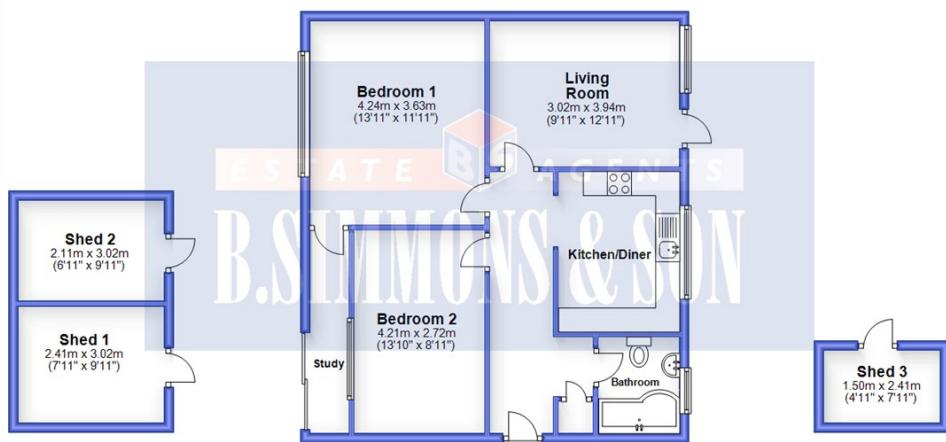
LARGE GROUND FLOOR APARTMENT, THIS ONE IS NOT TO BE MISSED

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.





**Ground Floor**  
Approx. 61.8 sq. metres (665.5 sq. feet)



Total area: approx. 61.8 sq. metres (665.5 sq. feet)

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.

- Large Ground Floor Apartment
- Lease remaining around 100 Years
- Heated Bathroom Floor
- Two Double Bedrooms
- Larger Than Average
- Modern Kitchen and Bathroom
- Front and Back Private Garden
- Service charge around £500 per year
- EPC - C
- 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		
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		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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