



# SIMMONS & SON



## Lancaster Avenue, Slough, SL2 1AX

### Offers In Excess Of £185,000 Leasehold

Nestled on Lancaster Avenue in Slough, this one-bedroom ground floor maisonette presents an excellent opportunity for both first-time buyers and savvy investors.

Upon entering, you will find a well-proportioned living space that is both inviting and functional. The layout is designed to maximise comfort, making it an ideal retreat after a long day. The bedroom offers a peaceful sanctuary, perfect for relaxation.

One of the standout features of this property is the private rear garden, providing a lovely outdoor space for gardening, entertaining, or simply enjoying the fresh air. Additionally, the convenience of driveway parking ensures that you will never have to worry about finding a space for your vehicle.

Situated in a prime location, this maisonette is in close proximity to local schools and amenities, making it an ideal choice for those seeking a community-oriented lifestyle. Whether you are looking to invest in a property with great rental potential or seeking your first home, this apartment ticks all the right boxes.

In summary, this one-bedroom maisonette on Lancaster Avenue is a rare find, combining comfort, convenience, and a touch of charm. Do not miss the chance to make this delightful property your own.



# Lancaster Avenue, Slough, Berkshire, SL2 1AX



## Ground 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 Ground Floor Maisonette
- Private Garden
- Off Road Parking
- Approx 924 Years Left On Lease
- GCH & DG
- Local Schools Within Walking Distance
- New Boiler Fitted With 10 Years Warranty
- GR: £20 Per Annum SC:£0
- EPC- C
- Council Tax Band- B



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>		69	74
		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	