



# SIMMONS & SON



## Botham Drive, Slough, SL1 2LY

### Guide Price £180,000 Leasehold

Located in the heart of Slough on Botham Drive, this one-bedroom first-floor flat presents an excellent opportunity for both first-time buyers and savvy investors. The property boasts a well-proportioned reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

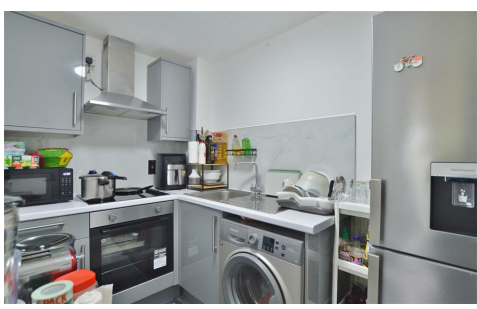
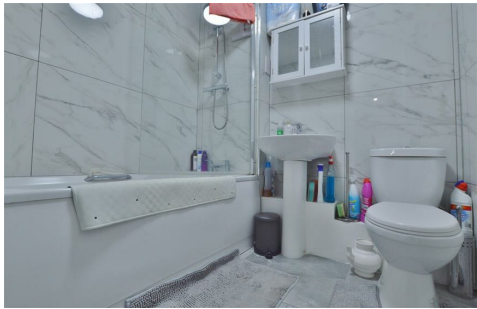
Recently decorated, this flat exudes a fresh and inviting atmosphere, allowing you to move in with ease and make it your own. The purpose-built design enhances the living experience, providing a functional layout that maximises space and comfort.

Additionally, the property benefits from resident parking, a valuable feature in this bustling area, ensuring that you have a secure place for your vehicle. With no onward chain, the process of acquiring this delightful flat is straightforward, making it an appealing choice for those looking to settle in quickly.

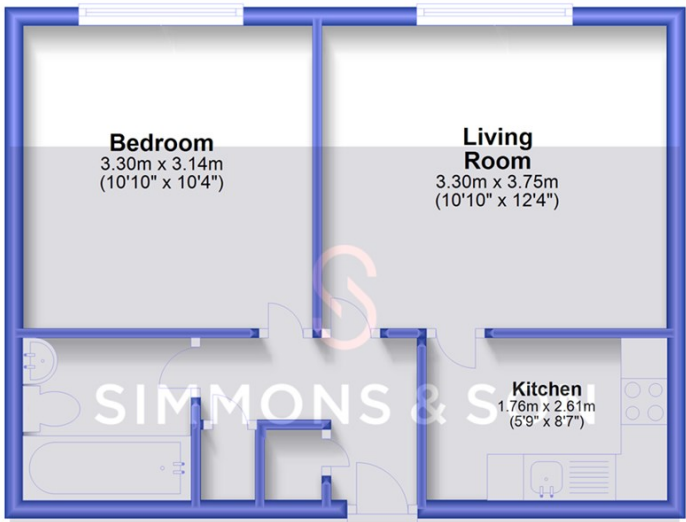
Overall, this property on Botham Drive is a fantastic find, combining modern living with convenience in a sought-after location. Whether you are looking to invest or seeking your first home, this flat is sure to meet your needs and expectations.



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First 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 First Floor Apartment

• Excellent Transport Links
- No Onward Chain

• 98 Years Remaining On Lease
- Recently Renovated

• Ground Rent & Service Charge: £1,200 PA
- Ideal First Time Buyer

• EPC: C
- Close To Slough Town Centre

• 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 |         |           |
| 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                                                       |         |           |
| (1-20) G                                                        |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| 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.