



SIMMONS & SON



Hampshire Avenue, Slough, SL1 3AQ

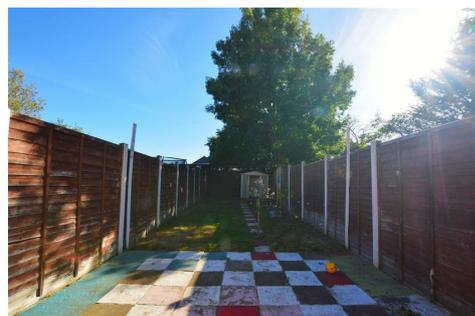
Offers In Excess Of £270,000 Leasehold

TWO BEDROOM GARDEN MAISONETTE

Situated in a popular residential road is this two bedroom, ground floor maisonette. Well presented throughout, benefits include fully fitted kitchen, gas central heating, uPVC double glazing, driveway parking and a private rear garden. The property is close to local schools, Farnham road shops and a short drive from Wexham Park hospital and Slough town centre.

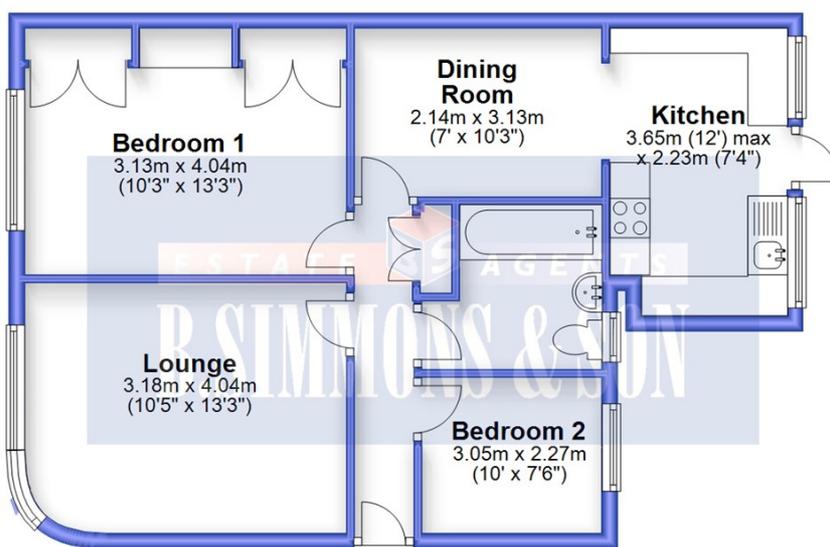


Hampshire Avenue, Slough, Berkshire, SL1 3AQ



Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 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.

- Two Double Bedrooms
- Close to Local Schools & Amenities
- Extended Lease Remaining 909 Years
- Garden Maisonette
- No Onward Chain
- Parking
- EPC : D
- Modern Bathroom
- Council tax - Band B - £1392 per annum



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	