



# SIMMONS & SON



## Braemar Gardens, Slough, SL1 9DE

### Guide Price £125,000 Leasehold

Located in the area of Braemar Gardens, Cippenham, this studio apartment presents an excellent opportunity for both first-time buyers and savvy investors alike. The property boasts a modern and functional layout, making it an ideal choice for those seeking a low-maintenance living space.

One of the standout features of this studio is its superb transport links. Residents will benefit from easy access to local bus routes, ensuring that commuting to London and other major towns is both convenient and efficient. This accessibility adds significant appeal for potential tenants, making it a wise investment choice.

Cippenham itself is a vibrant community, offering a range of local amenities including shops, parks, and schools, all within a short distance. The area is known for its friendly atmosphere and community spirit, making it a lovely place to call home.

In summary, this studio apartment in Braemar Gardens is not only a practical living space but also a promising investment opportunity, thanks to its excellent transport links and the desirable location within Cippenham. Whether you are looking to enter the property market or expand your investment portfolio, this studio is certainly worth considering.



# Braemar Gardens, Cippenham Slough, Berkshire, SL1 9DE

## First Floor

**Living Room/Bedroom**  
2.86m x 5.05m  
(9'5" x 16'7")

**Kitchen**  
2.13m x 2.19m  
(7' x 7'2")

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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.

- Spacious Studio Apartment
- Allocated Parking
- Excellent Transport Links
- First Floor
- Electric Heating & Double Glazing
- Service Charge : £1017.13 Ground Rent :£0
- Close to Local Amenities
- New Lease :147 Years Remaining
- Council Tax Band : B
- EPC : E



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		51	67
(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		47	68
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	