



SIMMONS & SON



Lovegrove Drive, Slough, SL2 2LS

Offers In Excess Of £230,000 Leasehold

WELL PRESENTED TWO BEDROOM APARTMENT - NO ONWARD CHAIN

This purpose-built flat is well presented throughout, making it an ideal choice for first-time buyers or those looking to downsize. The property boasts a secure entry phone system, ensuring peace of mind and safety for its residents.

Upon entering, you will find a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment features two comfortable bedrooms, providing ample space for rest and relaxation. The well-appointed bathroom is conveniently located, catering to all your daily needs.

One of the standout features of this property is the allocated parking space, a valuable asset in this bustling area. Additionally, the apartment is offered with no onward chain, allowing for a smooth and hassle-free purchase process.

Situated within walking distance to local schools, shops, and Burnham train station, this location is ideal for those who appreciate convenience and accessibility. Whether you are commuting to work or enjoying a leisurely day out, everything you need is just a short stroll away.

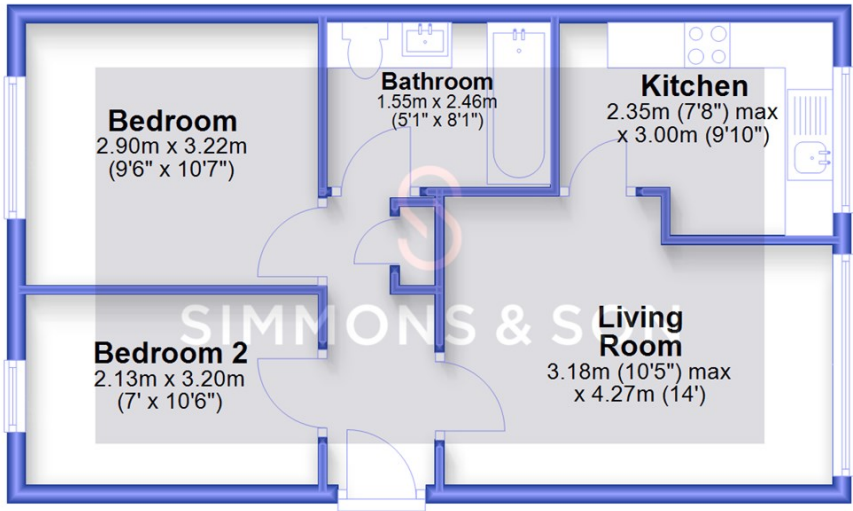
In summary, this delightful flat on Lovegrove Drive presents an excellent opportunity for anyone seeking a well-maintained home in a prime location. With its appealing features and proximity to essential amenities, this property is not to be missed.



Lovegrove Drive, Slough, Berkshire, SL2 2LS



Second 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.

- Two Bedroom Second Floor Apartment
- Close to Local Shops, Amenities & Burnham Train Station
- Well Presented Throughout
- Secure Entry Phone System
- Electric Heating & Double Glazing
- Allocated Parking
- Service Charge, Ground Rent & Buildings Insurance: £1712
- Lease Remaining :164
- Council Tax Band : C
- EPC : D



| 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 | |

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