



# SIMMONS & SON



## Mosaic Apartments, Slough, SL1 1ER

**£1,200 PCM**

One Bedroom Flat, Lift Access, Gated Community, Underfloor Heating, Small Balcony, Integrated Appliances, Walking Distance from Slough Train Station and Town Centre (Elizabeth Line), Open Plan Kitchen/ Living Area, Underground Parking Available, Available Immediately.

Experience the ultimate in modern urban living at the Mosaic Apartments, a high-spec development perfectly positioned for the busy professional. Boasting an unbeatable location just a 3-minute walk to Slough Station, you can enjoy seamless access to the Elizabeth Line, reaching Paddington in 15 minutes and the West End in under 30. This secure, gated community offers peace of mind with video entry and a private landscaped courtyard, while many units include the rare luxury of secure underground parking.

Inside, the apartments are designed for comfort and style, featuring energy-efficient underfloor heating, sleek open-plan living areas, and floor-to-ceiling windows that flood the space with natural light. The premium kitchens come fully equipped with integrated appliances and granite worktops, making it a true "turnkey" home. With a 24-hour Tesco, local gyms, and the Slough Trading Estate all within walking distance, Mosaic offers a sophisticated lifestyle that perfectly balances London connectivity with local convenience.



# Mosaic Apartments, 26 High Street Slough, Berkshire, SL1 1ER



- 5th Floor , One bedroom flat
- Walking Distance to Slough Train Station & Town Centre
- Holding Deposit - £276.92
- Available Immediately
- Lift access
- EPC - Band C
- 5 Week Deposit - £1384.61
- Underfloor Heating & Integrated Appliances
- Water + £40
- Council Tax - Band C - £2043



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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		80	81
(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	

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.