



# SIMMONS & SON



## Northmead Road, Berkshire, SL2 1TR

### Offers In Excess Of £175,000 Leasehold

Situated on Northmead Road in the heart of Slough, this one-bedroom upper maisonette offers an ideal balance of comfort and convenience. The interior features a spacious lounge designed for relaxation, alongside a generously sized bedroom. The property benefits from excellent storage solutions, including large built-in cupboards to ensure a tidy, organized living space.

The property is excellently located just a short distance from Burnham Train Station, offering direct links to central London for an easy commute. Local amenities are also close by, keeping everyday essentials within easy reach.

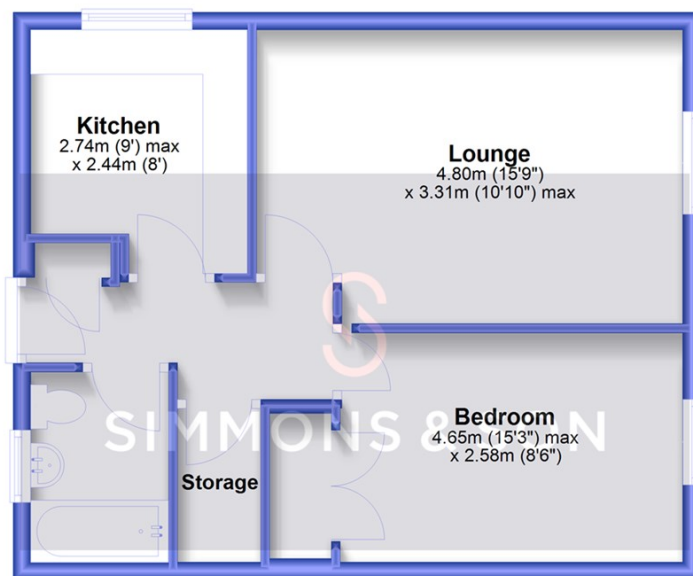
Complete with residents' parking, the maisonette comes with a 954-year lease for long-term peace of mind. Offered with no onward chain for a smooth, straightforward purchase, this property is an excellent opportunity for first-time buyers or downsizers seeking a well-connected home.



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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 Maisonette
- No Onward Chain
- Residents Parking
- Walk to Burnham Train Station with Direct Links to Central London
- Spacious with Built in Storage
- Close to Local Amenities
- Ground Rent / Service Charge : 1,416.88
- Lease : 954 Years Remaining
- Council Tax Band : B
- EPC : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		64	67
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.