



SIMMONS & SON



The Factory, Slough, SL1 3GZ

£2,300 PCM

The Pinnacle of Luxury Living: A Breath-Taking Split-Level Duplex Apartment!

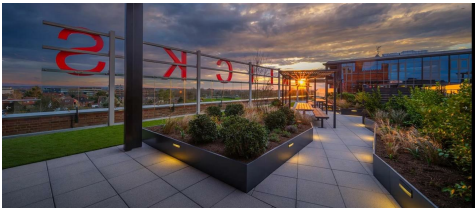
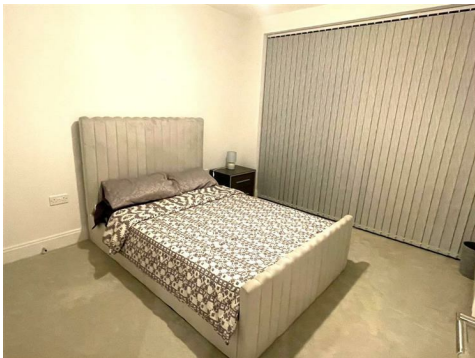
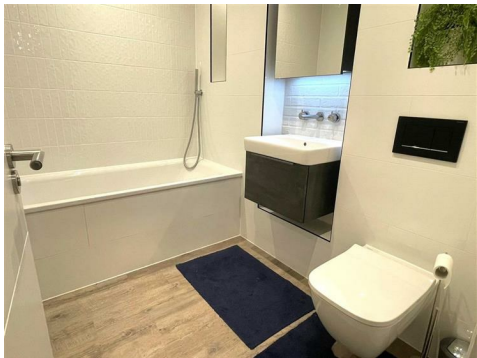
Prepare to be absolutely spellbound by this stunning, ultra-luxurious 4th floor duplex apartment! Spanning two spectacular levels of high-end design, this fully furnished masterpiece offers a penthouse-style lifestyle that is completely second to none. From the jaw-dropping views to the elite resort-style amenities, this property redefined premium urban living.

The Mega-Wow Factor: Council Tax INCLUDED!

Say goodbye to extra bills! In an incredible, ultra-rare bonus, your Council Tax is completely included in the rent, offering you unparalleled value for a luxury home of this caliber.



The Factory, Memorial Avenue Slough, Berkshire, SL1 3GZ



- Two Bed Penthouse
 - A Private Rooftop Garden Offering Panoramic Views Towards Windsor
 - EPC - Band B
 - Available Immediately
- Council Tax Included
 - Walk to Slough Train Station in 7 Minutes
 - Holding Deposit: £530.76
- Fantastic Residents' Facilities Inside the Building – Concierge, Gym and More
 - Allocated Parking
 - 5 Week Deposit: £2,653.84



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	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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	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.