



# SIMMONS & SON



## Garden Mews, Slough, SL1 3QL

**Price £164,950 Leasehold**

Located in Garden Mews on Littledown Road, this property presents an excellent opportunity for both first-time buyers and savvy investors. The property is conveniently located within walking distance of the town centre, ensuring that all essential amenities, shops, and services are easily accessible.

This well-appointed flat boasts a comfortable living space, perfect for those seeking a cosy retreat. The layout is thoughtfully designed to maximise space and light, creating an inviting atmosphere. The bedroom offers a peaceful sanctuary, ideal for relaxation after a busy day.

One of the standout features of this property is its proximity to the train station, making it an ideal choice for commuters. With excellent transport links, residents can enjoy easy access to London and other major destinations, enhancing the appeal for those who travel frequently.

Whether you are looking to invest in a property with great rental potential or seeking a charming home in a vibrant community. Don't miss the chance to make this property your own or add it to your investment portfolio.



# Garden Mews, Littledown Road Slough, Berkshire, SL1 3QL

### 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 Apartment
- Excellent Transport Links
- Requires Modernisation
- Within Walking Distance to Local Shops & Amenities
- Great Investment Opportunity - Rental 7.5% annual rental yield
- Residents Parking
- Lease : 89 Years Remaining
- Ground Rent: £150 PA - Service Charge: Contact The Agent
- 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>78</b>

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>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>64</b>

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.