



# SIMMONS & SON



**Greystoke Road, Slough, SL2 1TT**

**Offers In The Region Of £175,000 Leasehold**

Nestled on Greystoke Road in Slough, this charming one-bedroom first-floor apartment presents an excellent opportunity for both first-time buyers and savvy investors. Spanning a comfortable 474 square feet, the property features a well-proportioned reception room that invites natural light, creating a warm and welcoming atmosphere.

The apartment comprises a spacious bedroom, perfect for relaxation, and a modern bathroom that caters to your daily needs. With no onward chain, this property offers a seamless transition for those looking to move in quickly and effortlessly.

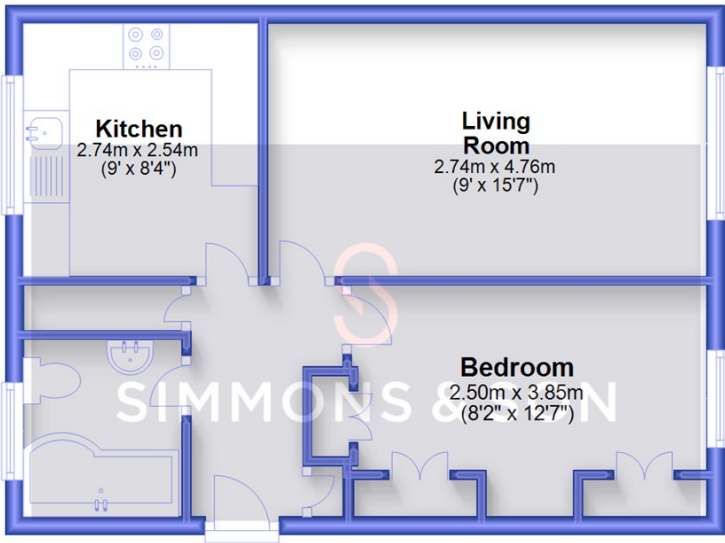
Conveniently located, the apartment is in close proximity to local transport links, making commuting and exploring the surrounding area a breeze. Whether you are seeking a new home or a promising investment, this property on Greystoke Road is a delightful choice that combines comfort, convenience, and potential. Do not miss the chance to make this lovely apartment your own.



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Ground 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
- Gas Central Heating & uPVC Double Glazing
- No Onward Chain
- Walk to Burnham Train Station
- Ideal Investment
- Communal Parking
- Lease Remaining: 87 Years
- Ground Rent TBC & Service Charge:TBC
- EPC: D
- Council Tax Band: B



| 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 |                         |           |
|                                             | 59                      | 64        |
| England & Wales                             | 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                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
|                                                                 |                         |           |
| England & Wales                                                 | 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.