



# SIMMONS & SON



**Lancaster Avenue, Slough, SL2 1AX**

**Offers In Excess Of £185,000 Leasehold**

Nestled on Lancaster Avenue in Slough, this one-bedroom ground floor maisonette presents an excellent opportunity for both first-time buyers and savvy investors.

Upon entering, you will find a well-proportioned living space that is both inviting and functional. The layout is designed to maximise comfort, making it an ideal retreat after a long day. The bedroom offers a peaceful sanctuary, perfect for relaxation.

One of the standout features of this property is the private rear garden, providing a lovely outdoor space for gardening, entertaining, or simply enjoying the fresh air. Additionally, the convenience of driveway parking ensures that you will never have to worry about finding a space for your vehicle.

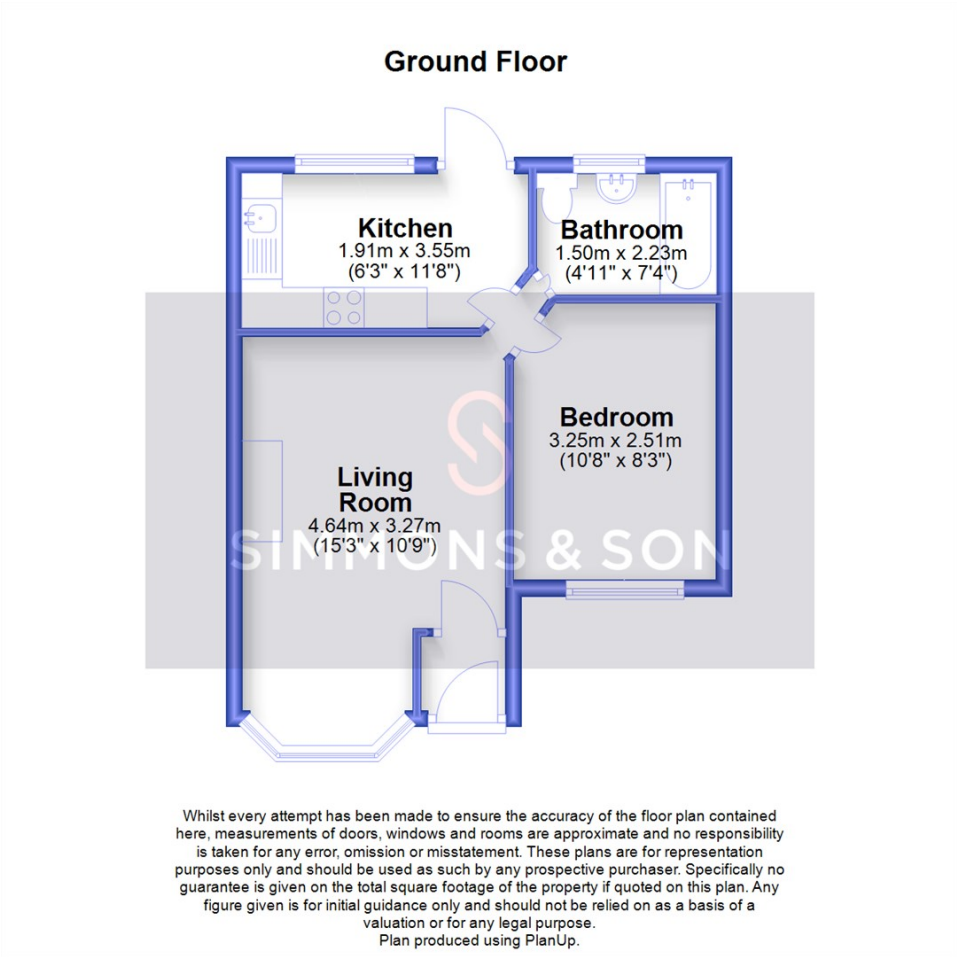
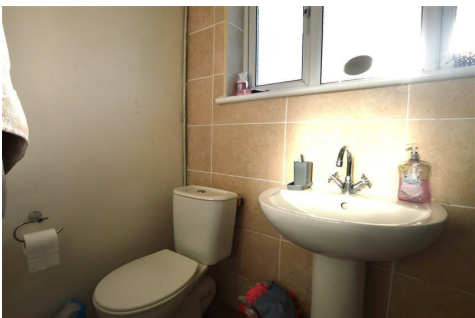
Situated in a prime location, this maisonette is in close proximity to local schools and amenities, making it an ideal choice for those seeking a community-oriented lifestyle. Whether you are looking to invest in a property with great rental potential or seeking your first home, this apartment ticks all the right boxes.

In summary, this one-bedroom maisonette on Lancaster Avenue is a rare find, combining comfort, convenience, and a touch of charm. Do not miss the chance to make this delightful property your own.





Lancaster Avenue, Slough, Berkshire, SL2 1AX



- One Bedroom Ground Floor Maisonette
- Private Garden
- Off Road Parking
- Approx 924 Years Left On Lease
- GCH & DG
- Local Schools Within Walking Distance
- New Boiler Fitted With 10 Years Warranty
- GR: £20 Per Annum SC:£0
- EPC- C
- 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		
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.