



# SIMMONS & SON



## The Factory, Slough, SL1 3GZ

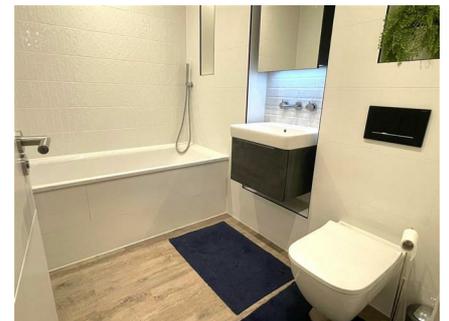
**£2,550 PCM**

DUPLEX PENTHOUSE - Council Tax Included!!

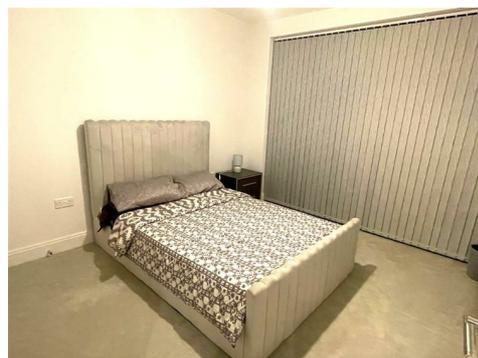
Beautiful two bedroom duplex penthouse situated in the the iconic Horlicks Factory, built in 1908  
Stunning views, Spacious and light industrial-inspired communal areas, fantastic residents' facilities inside the building – concierge, gym, cinema which can be reserved and even a private rooftop garden offering panoramic views towards Windsor. All set in landscaped grounds with water features, play areas and cycle routes.

A short walk to Slough Train Station providing links to Windsor Town Centre and Central London via the new Elizabeth Line. The property is offered furnished, with allocated parking and available for long term and short term.

Call now to book your viewing!



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



- 2 Bed Penthouse
- Council Tax Included
- Fantastic Residents' Facilities Inside the Building – Concierge, Gym and More
- A Private Rooftop Garden Offering Panoramic Views Towards Windsor
- Walk to Slough Train Station in 7 Minutes
- Parking Available
- EPC - Band B
- Holding Deposit: £588.46
- 5 Week Deposit: £2942.30
- Available Immediately



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	

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	

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.