



# SIMMONS & SON



## 26 High Street, Slough, SL1 1ER

**£1,200 PCM**

One Bedroom Flat, Lift Access, Gated Community, Underfloor Heating, Integrated Appliances, Walking Distance from Slough Train Station and Town Centre (Elizabeth Line), Open Plan Kitchen/ Living Area, Underground Parking Available, Available Immediately.

Nestled in the heart of Slough, Berkshire, this modern purpose-built flat on Mosaic High Street offers a delightful living experience. With one spacious bedroom and a well-appointed bathroom, this property is perfect for individuals or couples seeking a comfortable home.

The flat features a generous reception room that provides a welcoming space for relaxation and entertainment. The fitted kitchen is designed with contemporary living in mind, offering both functionality and style, making it ideal for those who enjoy cooking and hosting.

One of the standout features of this property is the charming Juliet balcony, which allows natural light to flood the living area while providing a lovely view of the surroundings. This addition enhances the overall appeal of the flat, creating a bright and airy atmosphere.

Residents will appreciate the convenience of local amenities just a stone's throw away, ensuring that daily necessities are easily accessible. Whether you are looking for shops, cafes, or transport links, everything you need is within reach.

This flat represents an excellent opportunity for those looking to embrace modern living in a vibrant area. With its thoughtful design and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this delightful property your new home.



26 High Street, Slough, Berkshire, SL1 1ER



- Fifth floor, One bedroom flat
- Lift access
- Double glazing & Electric Heating
- Walking Distance to Slough Train Station & Town Centre
- + £40 Water
- EPC - Band B
- Council tax - Band C - £2043
- Holding Deposit - £276.92
- 5 Week Deposit - £1384.61
- Available Immediately



| 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 |                         |           |           |
| <b>England &amp; Wales</b>                  |                         | <b>82</b> | <b>83</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) 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 |                         |           |           |
| <b>England &amp; Wales</b>                                      |                         | <b>80</b> | <b>82</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.