



The Drive, Slough, SL3 7DB

Guide Price £195,000 Leasehold

MODERN ONE BEDROOM GROUND FLOOR APARTMENT - LANGLEY

In a quiet cul-de-sac location is this modern one bedroom ground floor apartment. In close proximity to local schools and amenities the property benefits from a modern bathroom, double bedroom, double glazing and electric heating. There is also a good size communal garden to the rear and allocated parking to the front. An ideal investment or first purchase. No onward chain. Long Lease.



Total area: approx. 47.0 sq. metres (505.8 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and fixtures are approximate and the responsibility is held for any such omission or misstatement. These areas are for illustrative purposes only and should be used as a guide in the preliminary purchase. Specifically no guarantee is given on the total square footage of the property included in this plan. All figures given are for total ground only and should not be relied on as a basis of a valuation for any legal purpose. Plan produced using PlanIt.

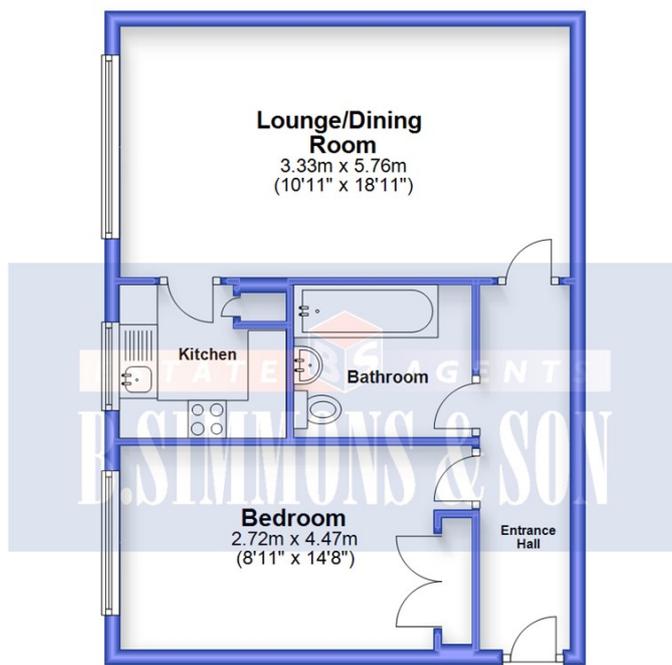


The Drive, Langley Slough, Berkshire, SL3 7DB



Ground Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 47.0 sq. metres (505.8 sq. feet)

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Plan produced using PlanUp.

- Ground Floor Apartment
- Double Bedroom
- Lease Remaining 964 years
- EPC: D
- Modern Bathroom
- DG & Electric Heating
- Allocated Parking
- Communal Garden
- No Onward Chain
- 5 year electric certificate has been done



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			
		55	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		59	65
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.