



# SIMMONS & SON



## Peel Court, Slough, SL1 4YA

### Offers In Excess Of £260,000 Leasehold

Welcome to this two-bedroom first-floor apartment located in Peel Court, Slough. This purpose-built flat offers a perfect opportunity for first-time buyers seeking a comfortable and convenient living space.

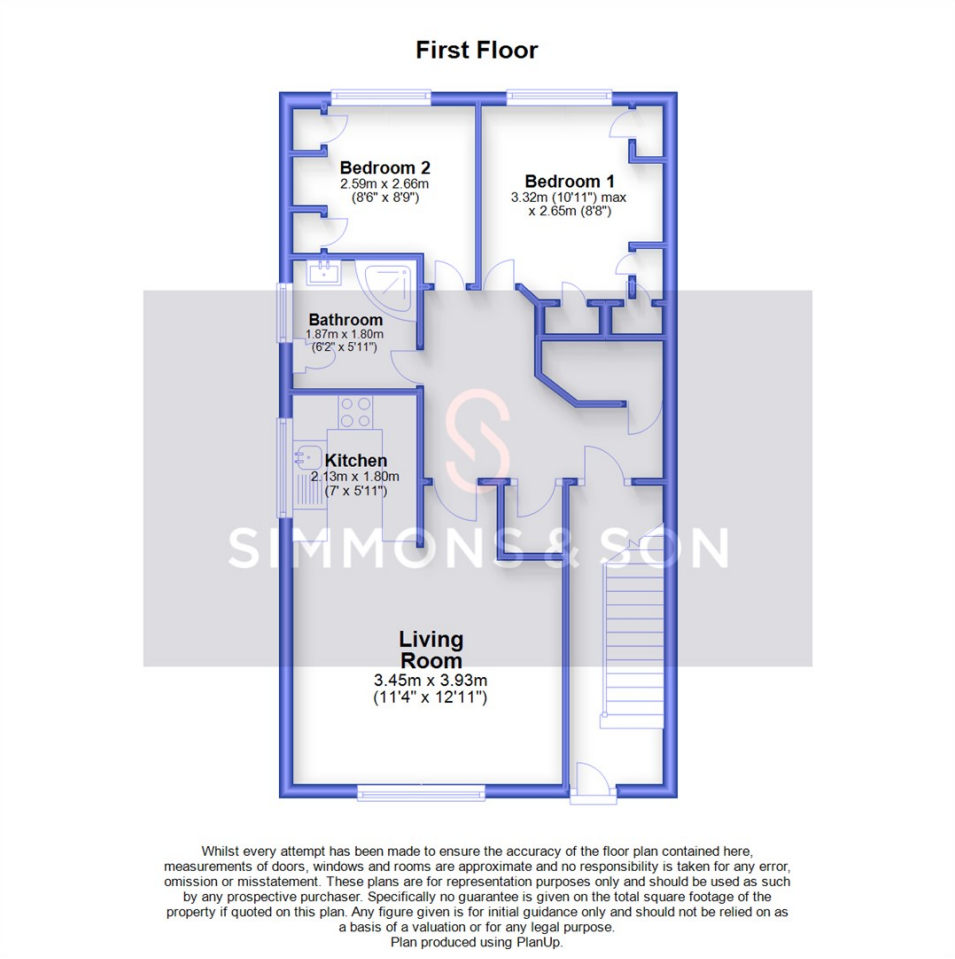
The apartment features a well-proportioned reception room that provides a welcoming atmosphere for relaxation and entertaining. The two bedrooms are thoughtfully designed, offering ample space for rest and personalisation. The layout is both practical and inviting, making it an ideal choice for those looking to establish their first home.

Situated close to Farnham Road, residents will benefit from excellent transport links, ensuring easy access to local amenities and the wider area. Whether you are commuting for work or exploring the vibrant surroundings, convenience is at your doorstep.

This property presents a wonderful opportunity to enjoy modern living in a well-connected location. With its appealing features and prime position, this flat is not to be missed. We invite you to come and experience the potential of this delightful home for yourself.



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- Two Bedroom First Floor Apartment
- Shops and Amenities Close by
- Ample Storage
- Spacious Lounge/ Diner
- Residential Parking & Private Rear Garden
- Electric Heating & DG
- Ground Rent & Service Charge: £1400.42 PA
- Local Schools Within Walking Distance
- Council Tax Band: C
- EPC: TBC



| 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.