



SIMMONS & SON



Lancaster Avenue, Slough, SL2 1AX

£1,000 PCM

Available for immediate occupation, this immaculate one-bedroom top-floor maisonette has been newly decorated throughout to offer a bright, contemporary, and inviting living space.

The property features a modern fitted kitchen with ample storage, a spacious double bedroom, and a generous lounge that benefits from an abundance of natural light. Being situated on the top floor, the residence offers enhanced privacy and a quiet atmosphere, making it an ideal choice for professionals seeking a high-quality, move-in-ready home.

With its fresh neutral palette and self-contained feel, this maisonette is a must-see for anyone looking to secure a well-maintained property without delay.



Lancaster Avenue, Slough Slough, Berkshire, SL2 1AX



- One Bedroom First Floor Maisonette
- Newly Decorated
- Fully Fitted Kitchen
- Private Garden
- Gas Central Heating
- EPC - Band D
- Council Tax: Band B - £1788
- Holding Deposit: £230.76
- 5 Week Deposit: £1153.84
- 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 | | 59 | 67 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| 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 | | 56 | 67 |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |