



# SIMMONS & SON



## Tyndale Mews, Slough, SL1 9LD

### Offers In Excess Of £190,000 Leasehold

Welcome to this charming one-bedroom ground floor flat located in the desirable Tyndale Mews, Slough. This property offers a perfect blend of modern living and convenience.

As you enter, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The flat features a comfortable bedroom, which is perfect for a single occupant or a couple. The bathroom is well-appointed, ensuring that all your needs are met.

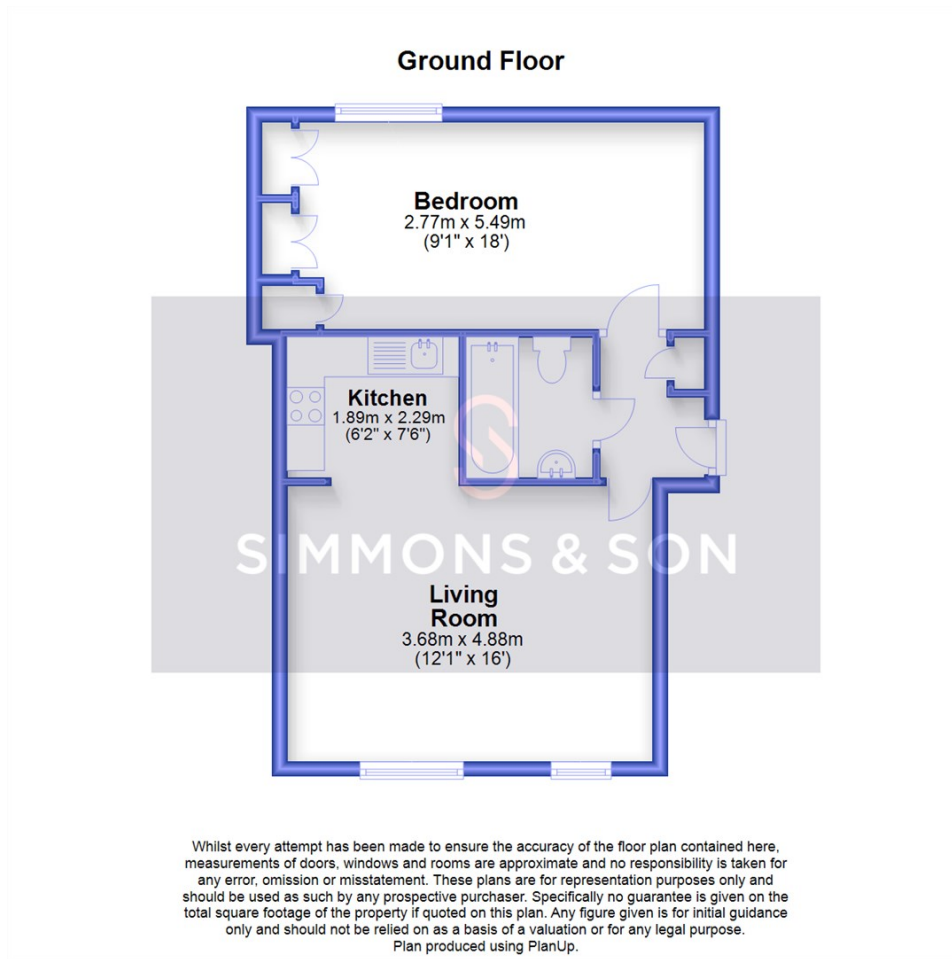
One of the standout features of this property is its proximity to Cippenham Village, where you can enjoy a variety of local amenities, including shops, cafes, and parks. Additionally, the flat comes with allocated parking, a valuable asset in this bustling area.

This property is in good condition, making it an excellent choice for first-time buyers looking to step onto the property ladder. With its modern design and convenient location, this flat presents a fantastic opportunity for those seeking a comfortable and stylish home.

Do not miss the chance to view this delightful flat in Tyndale Mews, where you can enjoy the benefits of contemporary living in a vibrant community.



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- One Bedroom Ground Floor Flat
- Allocated Parking
- Immaculate Condition
- Spacious Lounge
- Communal Garden
- Close to Local Shops & Amenities
- Lease Remaining: 104 Years
- Service Charge: £1,380.00 PA & Ground Rent: £150.00 PA
- EPC : C
- Council Tax Band : C



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>		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>		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.