



**SIMMONS & SON**



## **Foundry Court, Slough, SL2 5FY**

**£1,400 PCM**

**Slough's Urban Gem: Ground Floor Perfection at Foundry Court!**

This stunning two-bedroom, two-bathroom ground floor apartment at the sought-after Foundry Court offers the ultimate blend of style and convenience, highlighted by its open-plan kitchen and its unbeatable location right in the heart of Slough Town Centre. Imagine stepping out your door and being mere moments from the Elizabeth Line at Slough Station, transforming your commute into a seamless experience. Inside, you are greeted by a sleek living area—a flawless space designed for modern entertaining and flooded with natural light. With generous double bedrooms and all of Slough's best shops, dining spots, and amenities literally on your doorstep, this is more than just a flat—it's an opportunity to embrace an effortlessly vibrant, connected lifestyle.



# Foundry Court, Mill Street Slough, Berkshire, SL2 5FY



- Two - Bedroom Ground Floor Flat
- Newly Decorated
- Walking Distance to Slough Train Station
- Close to Town Centre
- Fully Electric
- EPC - Band C
- Council Tax: Band C - £2043
- Holding Deposit: £323.07
- 5 Week Deposit: £1615.38
- 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>		71	80
	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>		77	76
	EU Directive 2002/91/EC		