



SIMMONS & SON



Tomlin Road, Slough, SL2 2JS

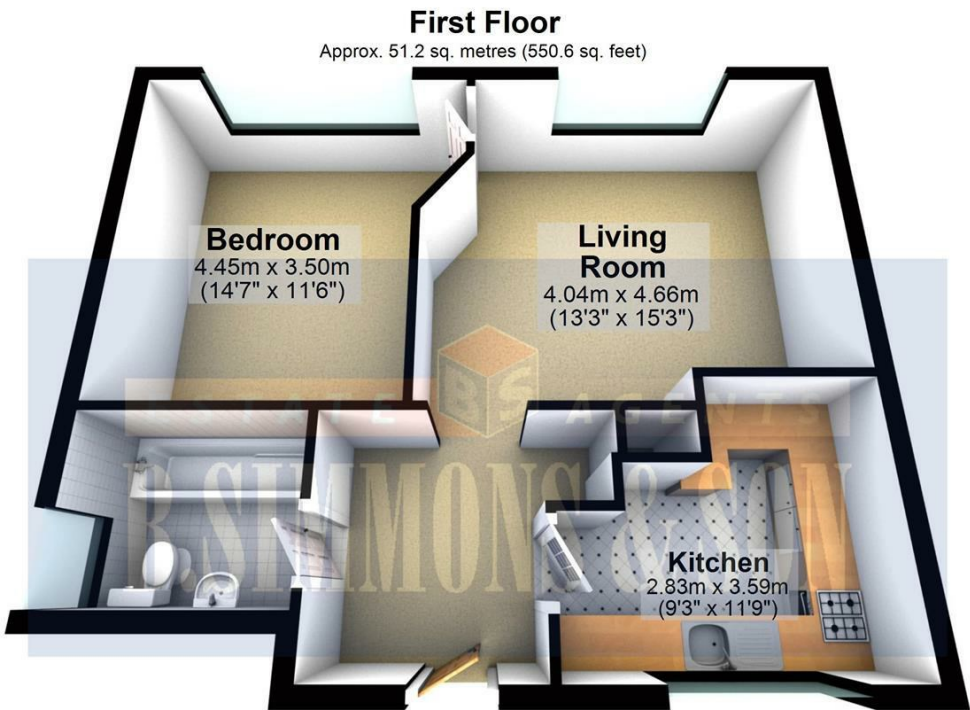
Offers In Excess Of £190,000 Leasehold

LARGE WELL PRESENTED ONE BEDROOM MAISONETTE - WALK TO BURNHAM TRAIN STATION

A very well presented, large one bedroom first floor maisonette situated within walking distance of Slough trading estate and Burnham train station with links to London Paddington. The property features a fully fitted kitchen with free standing oven, bathroom, large double bedroom, a spacious lounge/diner, cupboard and loft storage and a private garden.



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Total area: approx. 51.2 sq. metres (550.6 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose. Plan produced using PlanUp.

- Approx 88 Years Remaining on Lease
- Service Charge: £280 Per Annum
- Ground Rent : £10 Per Annum
- Fitted Kitchen
- Ample Storage & Loft Access
- Private Rear Garden
- GCH & DG
- Spacious Lounge/ Diner
- Council Tax Band : B
- EPC : D



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		
	60	78

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		
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.