



SIMMONS & SON



Ambassador House, Slough, SL1 4XP

£1,100 Per Month

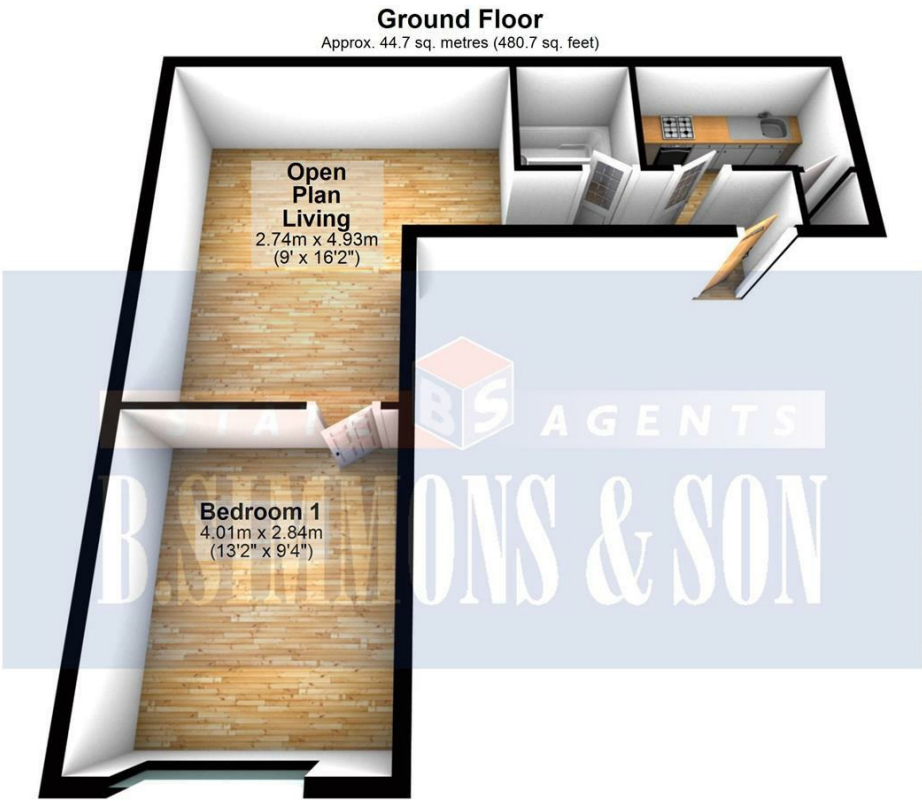
ONE BEDROOM MODERN APARTMENT

This one bedroom apartment is conveniently located close to local amenities, leisure centre and walking distance to local schools. The property benefits from spacious lounge, open planned modern kitchen, double bedroom, modern bathroom with shower, gas central heating and double glazing.

The property offers excellent public transport links into Slough town centre.



Ambassador House, 177-183a Farnham Road Slough, Berkshire, SL1 4XP



Total area: approx. 44.7 sq. metres (480.7 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.

- One Bedroom Apartment
 - EPC: C
- Modern Fitted Kitchen & Modern Bathroom
 - Council Tax : B - £1,873.39
- Double Glazing
 - One Week Reservation Fee : £253.84
- Close to Local Amenities
 - Five Week Deposit : £1269.23
- Excellent Transport Links
 - 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		
	80	80
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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
	85	86
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.