



# SIMMONS & SON



**Cornwall Avenue, Slough, SL2 1AZ**

**Offers In Excess Of £285,000 Leasehold**

Located on Cornwall Avenue in Slough, this two-bedroom ground floor maisonette presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The two well-proportioned bedrooms offer ample space for family living or can be easily adapted to suit your personal needs, whether that be a home office or guest room.

One of the standout features of this property is the driveway parking, providing a rare convenience in this bustling area.

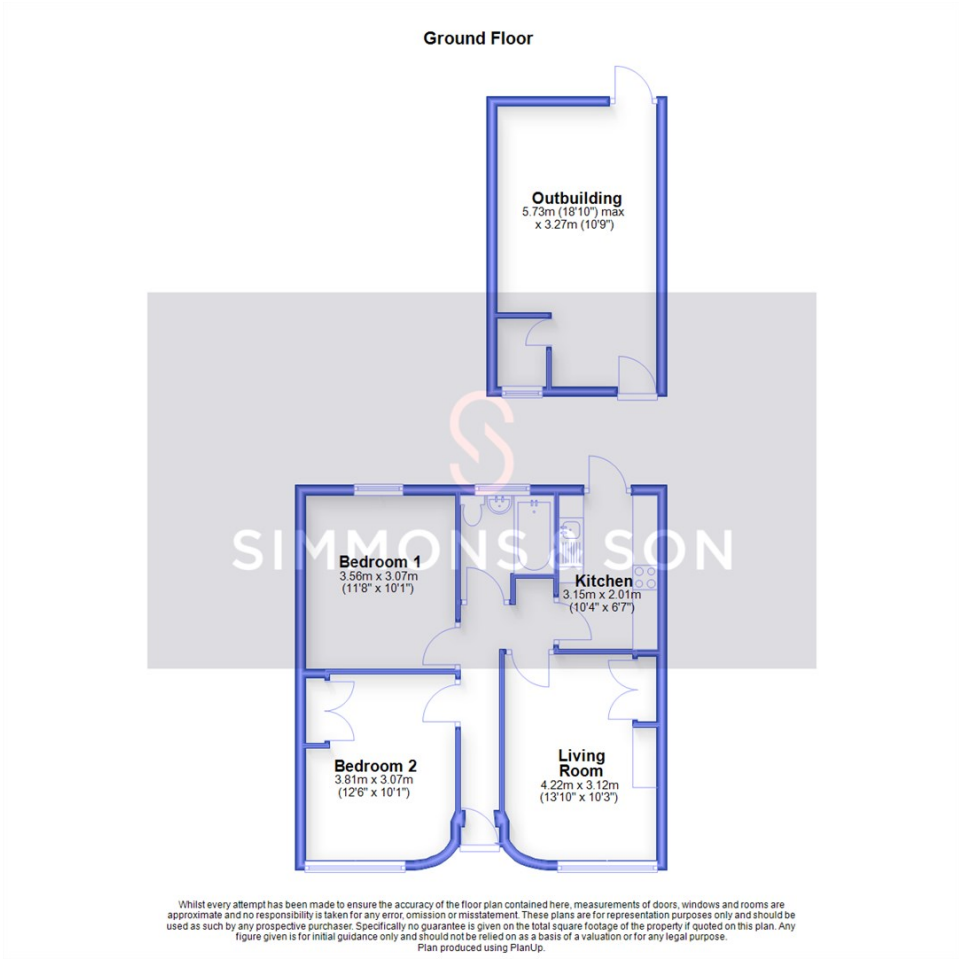
Situated close to Farnham Road, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and public transport links, making commuting and daily errands a breeze.

This maisonette is not only a wonderful place to call home but also an ideal investment for those looking to step onto the property ladder. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make this maisonette your own.

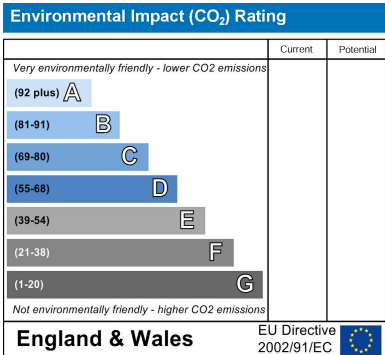
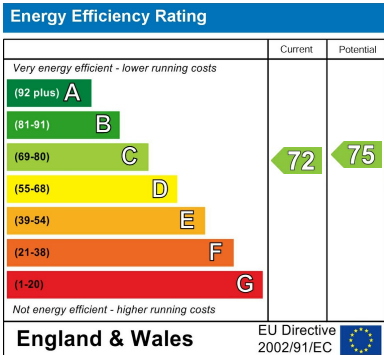




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- Extended Two Bedroom Ground Floor Maisonette
  - Close to Local Schools & Amenities
- Located Near Farnham Road
  - No Service Charge
- Gas Central Heating & uPVC Double Glazing
  - Ground Rent: £5.50 per Annum Rising to £150 Per Annum
- Private Rear Garden
  - Council Tax Band - B
- Off Street Parking
  - EPC-C



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.