



**SIMMONS & SON**



**Lancaster Avenue, Slough, SL2 1AX**

**£950 PCM**

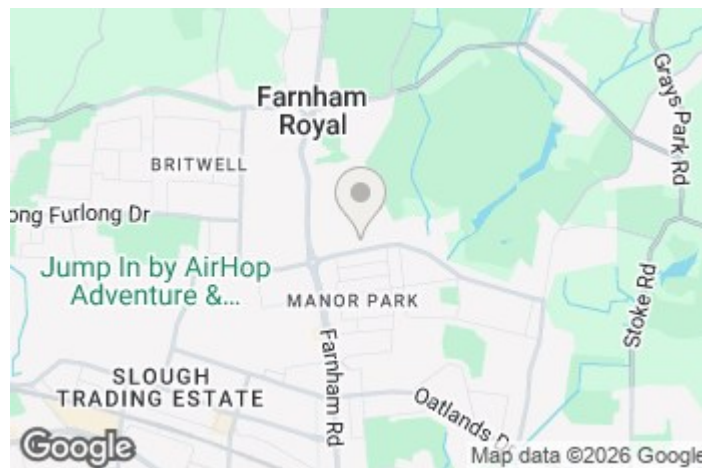
Available for immediate occupation, this immaculate one-bedroom top-floor maisonette has been newly decorated throughout to offer a bright, contemporary, and inviting living space. The property features a modern fitted kitchen with ample storage, a spacious double bedroom, and a generous lounge that benefits from an abundance of natural light. Being situated on the top floor, the residence offers enhanced privacy and a quiet atmosphere, making it an ideal choice for professionals seeking a high-quality, move-in-ready home. With its fresh neutral palette and self-contained feel, this maisonette is a must-see for anyone looking to secure a well-maintained property without delay.



# Lancaster Avenue, Slough Slough, Berkshire, SL2 1AX



- One Bedroom First Floor Maisonette
- Private Garden
- Council Tax: Band B - £1788
- Available Immediately
- Newly Decorated
- Gas Central Heating
- Holding Deposit: £219.23
- Fully Fitted Kitchen
- EPC - Band D
- 5 Week Deposit: £1096.15



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		59	67
(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		56	67
(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.