



# SIMMONS & SON



## Tyndale Mews, Slough, SL1 9LD

### Offers In Excess Of £190,000 Leasehold

Welcome to this charming one-bedroom ground floor flat located in the desirable Tyndale Mews, Slough. This property offers a perfect blend of modern living and convenience.

As you enter, you will find a well-proportioned reception room that provides a warm and welcoming atmosphere, ideal for relaxation or entertaining guests. The flat features a comfortable bedroom, which is perfect for a single occupant or a couple. The bathroom is well-appointed, ensuring that all your needs are met.

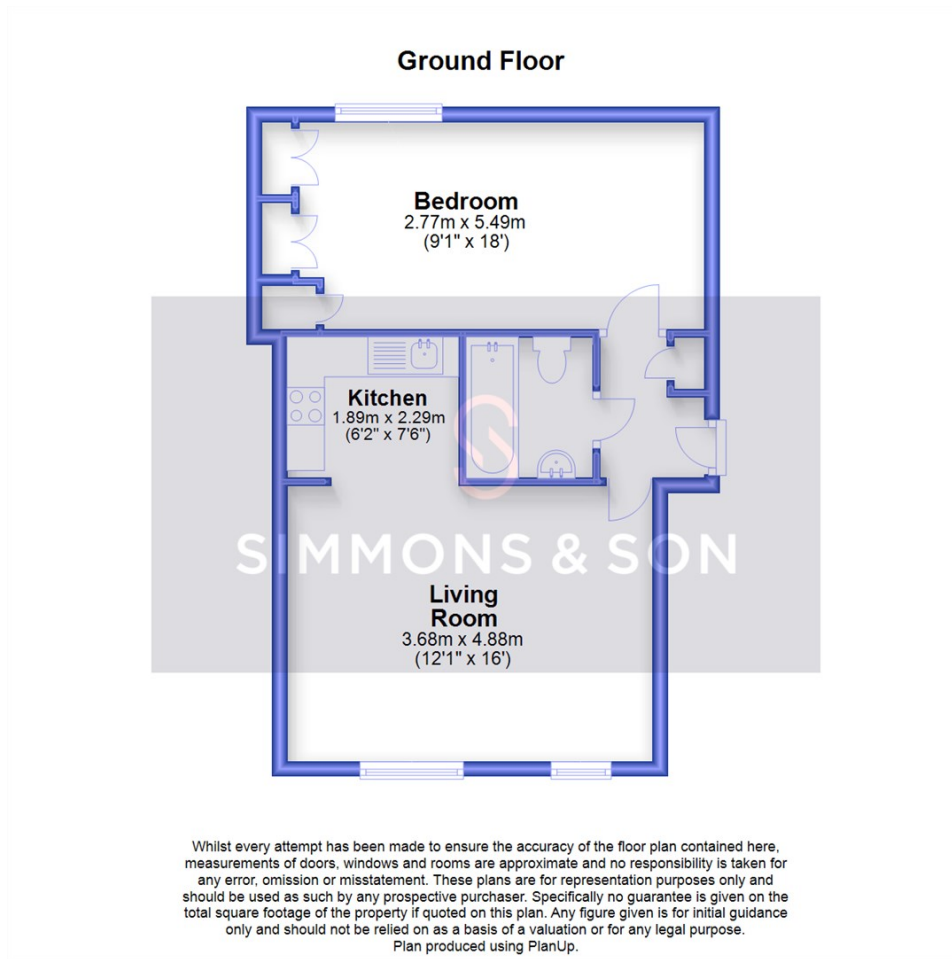
One of the standout features of this property is its proximity to Cippenham Village, where you can enjoy a variety of local amenities, including shops, cafes, and parks. Additionally, the flat comes with allocated parking, a valuable asset in this bustling area.

This property is in good condition, making it an excellent choice for first-time buyers looking to step onto the property ladder. With its modern design and convenient location, this flat presents a fantastic opportunity for those seeking a comfortable and stylish home.

Do not miss the chance to view this delightful flat in Tyndale Mews, where you can enjoy the benefits of contemporary living in a vibrant community.



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- One Bedroom Ground Floor Flat
- Allocated Parking
- Immaculate Condition
- Spacious Lounge
- Communal Garden
- Close to Local Shops & Amenities
- Lease Remaining: 104 Years
- Service Charge: £1,380.00 PA & Ground Rent: £150.00 PA
- EPC : C
- Council Tax Band : C



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>		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>		EU Directive 2002/91/EC	

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