



# SIMMONS & SON



## Tyndale Mews, Slough, SL1 9LD

### Offers In Excess Of £235,000 Leasehold

Welcome to this charming two-bedroom ground floor flat located in the desirable Tyndale Mews, Slough. This purpose-built property offers a comfortable and convenient living space, perfect for individuals or small families seeking a modern home.

Upon entering, you will find a welcoming reception room that provides a lovely area for relaxation and entertaining. The flat features two well-proportioned bedrooms, ensuring ample space for rest and privacy. The bathroom is thoughtfully designed, catering to all your daily needs. Residents will also appreciate the communal garden,

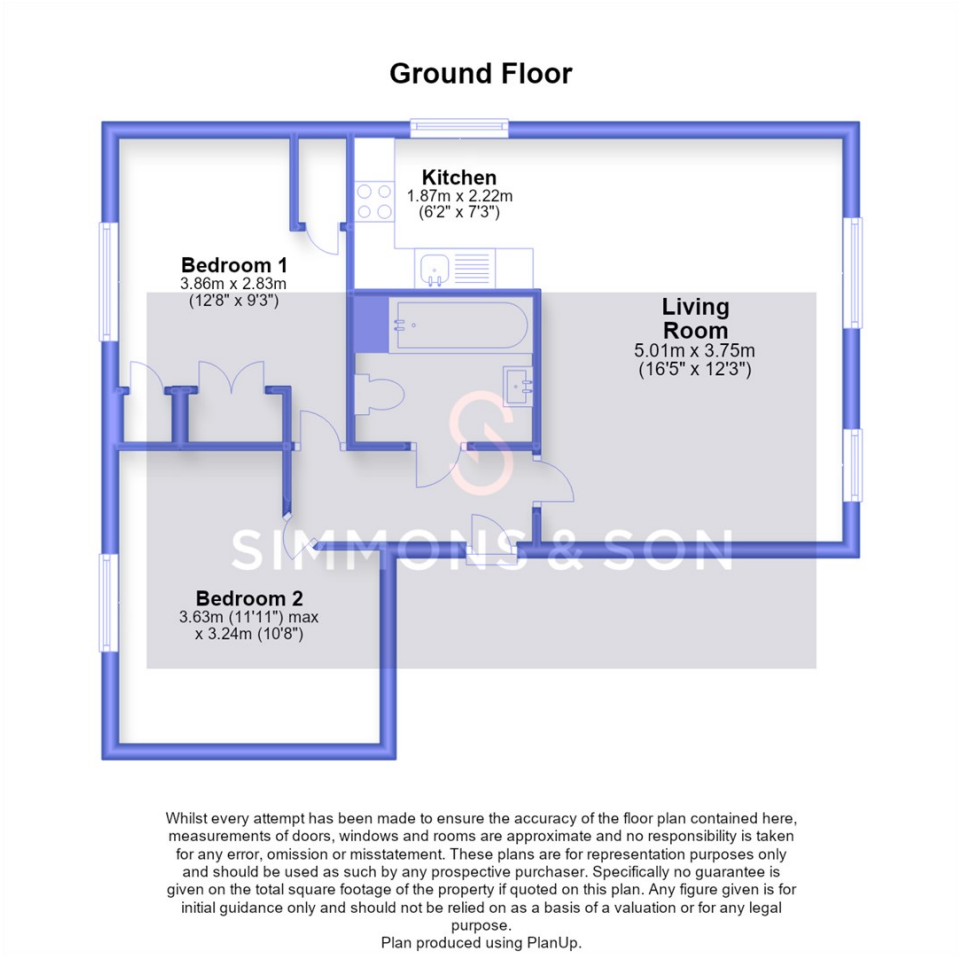
One of the standout features of this property is its prime location in Cippenham, which is in close proximity to local schools and a variety of amenities. This makes it an ideal choice for families or those who appreciate the convenience of having essential services nearby.

The flat is ready to move into, allowing you to settle in without delay. Additionally, it comes with the added benefit of an allocated parking space, providing you with peace of mind and ease of access.

In summary, this delightful ground floor flat in Tyndale Mews presents an excellent opportunity for those looking for a modern and convenient home in Slough. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this property your own.



Tyndale Mews, Slough, Bekshire, SL1 9LD



- Two Bedroom Ground Floor Flat
- One Allocated Parking Space & Visitor Parking
- Immaculate Condition
- Communal Garden
- Spacious Lounge
- Close to Local Shops & Amenities
- Lease Remaining: 103 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 |                         |           |
| England & Wales                             | 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 |                         |           |
| 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.