



SIMMONS & SON



Aspects Court, Berkshire, SL1 2EZ

Price £215,000 Freehold

Two-bedroom, two-bathroom flat located in the heart of Slough, Berkshire. Situated in Aspect Court, this purpose-built property offers a perfect blend of comfort and convenience.

As you step into this flat, you are greeted by a spacious reception room, ideal for entertaining guests or simply relaxing after a long day. The property boasts two well-appointed bedrooms, providing ample space for a small family, a couple, or even for those who desire a home office.

With two bathrooms, mornings will be a breeze, ensuring that everyone has their own space and privacy. The convenience of having both bedrooms with en-suite facilities cannot be overstated.

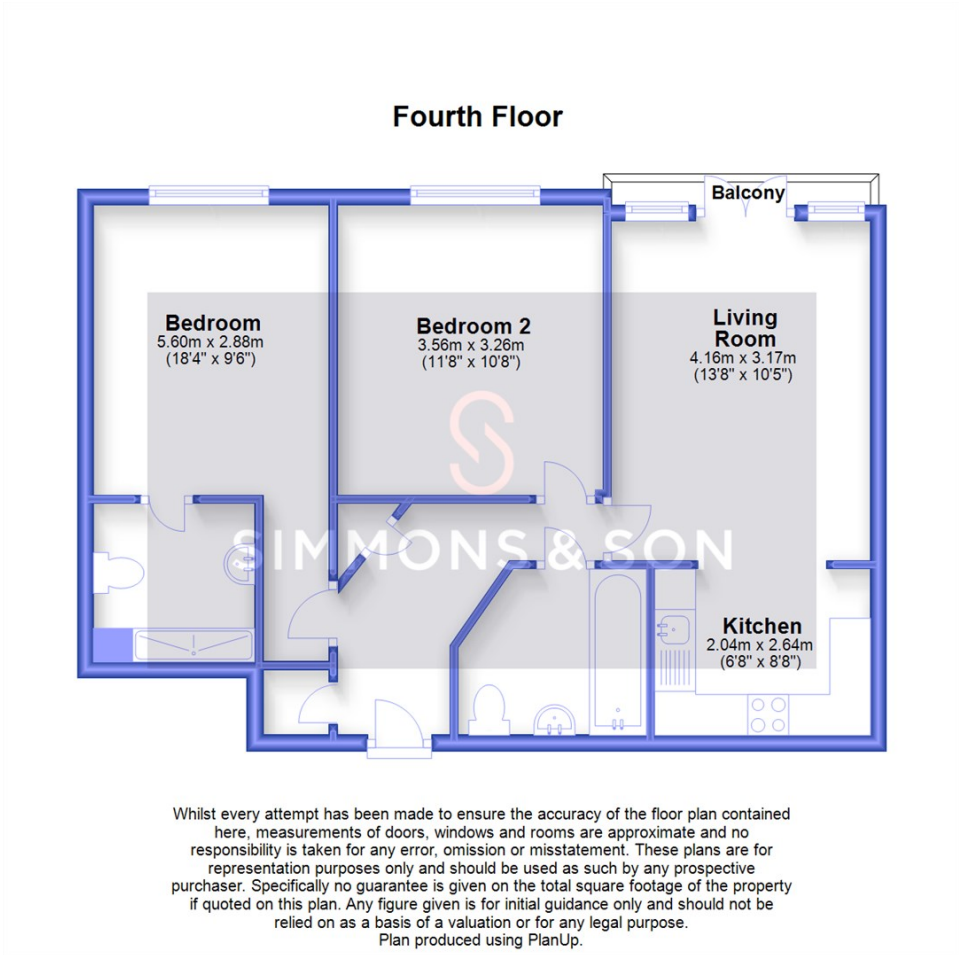
Located in the vibrant town centre, you'll find yourself just a stone's throw away from an array of shops, restaurants, and local amenities. Whether you enjoy a leisurely stroll in the park or prefer the hustle and bustle of city life, this location offers the best of both worlds.

The allocated parking space provides ease and peace of mind for those with vehicles.

Don't miss out on the opportunity to make this wonderful property your new home. Contact us today to arrange a viewing and take the first step towards living in this fantastic flat in the heart of Slough.



Aspects Court, Slough Berkshire, SL1 2EZ



- Two double bedroom
- Electric heating
- Close to local shops and amenities
- No Onward Chain
- Ideal Investment
- Permit Parking
- Long Lease- 135 Years Remaining
- Service Charge: £2450 pa & Ground Rent: £420 PA
- EPC - C
- Council tax - Band C £1939.81 Per annum



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		
	78	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		
	80	82
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.