



# SIMMONS & SON



**Waterbeach Road, Slough, SL1 3JU**

**Offers In Excess Of £150,000 Leasehold**

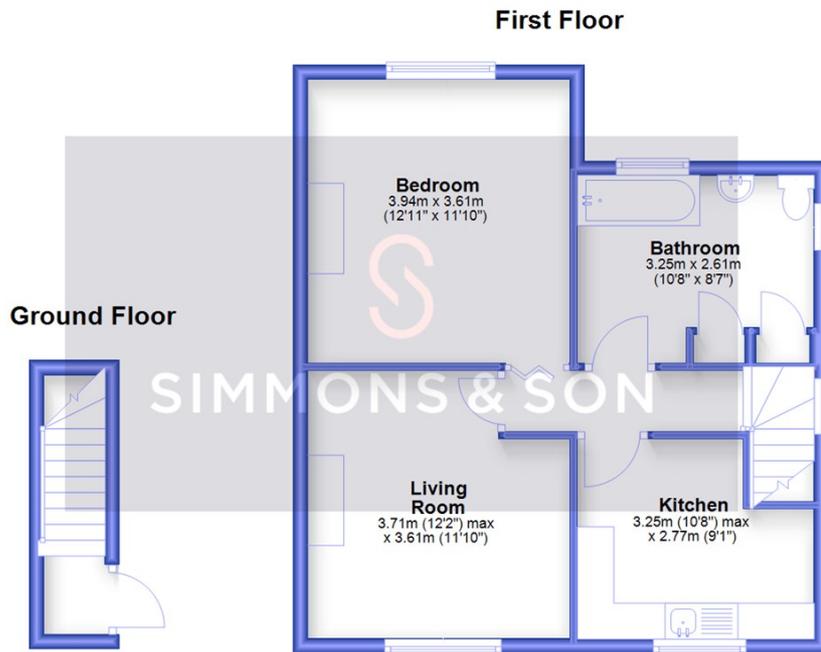
**ONE BEDROOM FIRST FLOOR MAISONETTE - CASH BUYERS ONLY**

This one bedroom first floor maisonette is conveniently situated close to local shops and amenities. The property benefits from spacious lounge, double bedroom, fitted kitchen, bathroom, off street parking and private garden. This property has the potential for a loft conversion, allowing you to expand and customise the space to suit your needs. Whether you dream of a home office, an extra bedroom, or a cosy reading nook, the possibilities are endless.

There is currently 62 years remaining on the lease so available to cash buyers only. There is no ground rent or service charge payable and no onward chain.



# Waterbeach Road, Slough, Berkshire, SL1 3JU



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- One Bedroom First Floor Maisonette
- Conveniently Situated Close to Local Shops & Amenities
- Off Street Parking
- Private Rear Garden
- Cash Buyers Only
- 62 Years Remaining On the Lease - Cash Buyers Only
- No Onward Purchase
- No Ground Rent / No Service Charges
- Council Tax Band : B
- EPC : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.