



# SIMMONS & SON



**Canterbury Avenue, Slough, SL2 1DY**

**£950 PCM**

Studio First Floor Maisonette, Driveway Parking for One car, Gas Central Heating, Modern Living Space, Available 17th August 2026.

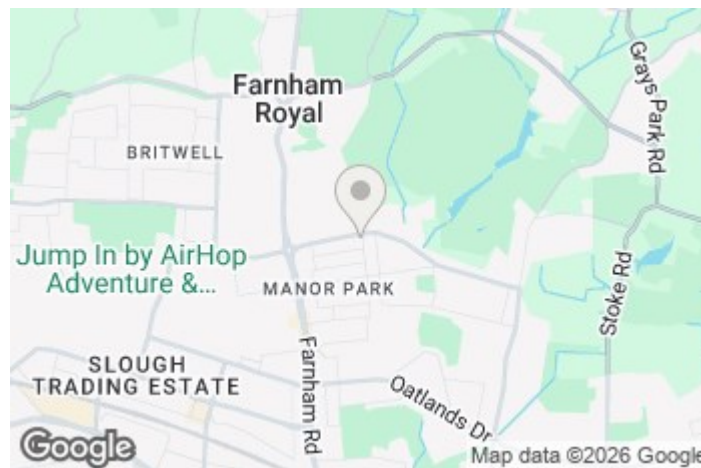
This beautifully updated first-floor maisonette offers a seamless blend of style and convenience, making it an exceptional turn-key opportunity available this August. Elevated on the upper floor for added privacy, the home is flooded with natural light that beautifully highlights the crisp, freshly refreshed neutral décor throughout. At the heart of the property is a generous, versatile studio living space that adapts effortlessly to your lifestyle, providing distinct areas for relaxation, dining, and sleeping. Combining low-maintenance living with everyday practicalities, this pristine property also includes the premium benefit of allocated parking for one vehicle, making it the perfect modern retreat.



# Canterbury Avenue, Slough, Berkshire, SL2 1DY



- Spacious Studio Maisonette
  - Off Road Parking
- Council Tax Band : D - £2,408.64
- Five week deposit required - £1096.15
- Close to Local Shops & Amenities
- Gas Central Heating & Double Glazing
- EPC : D
- Unfurnished
- Available 17/08/26
- One weeks reservation deposit required - £219.23



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		65	75
(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	

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.