



SIMMONS & SON



177-183a Farnham Road, Slough, SL1 4XP

£950 PCM

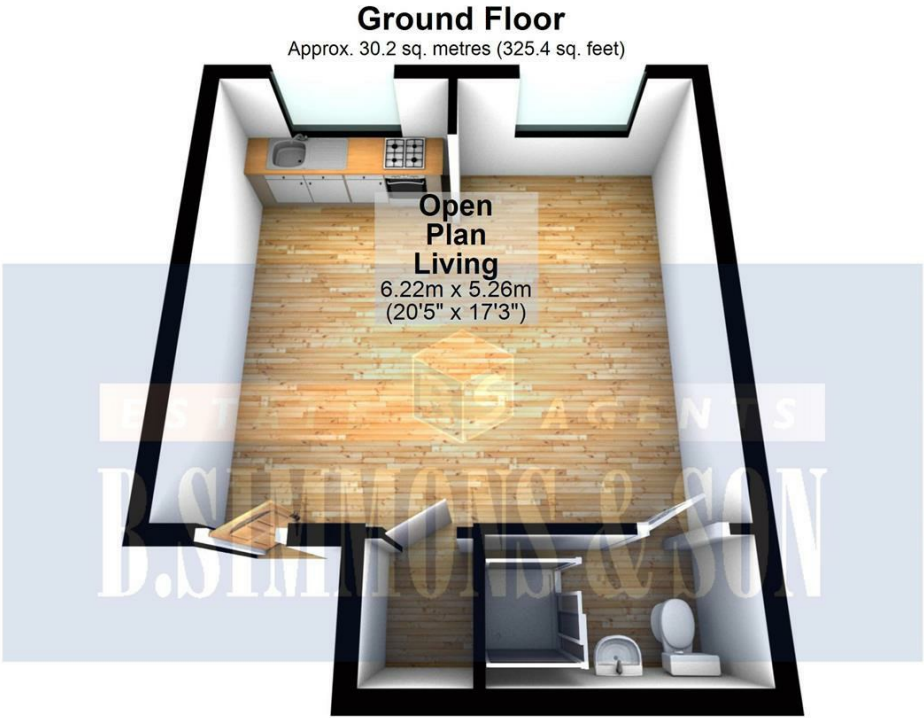
Elevate your lifestyle with this stylish, modern studio flat in the highly sought-after Ambassador House on Farnham Road, Slough! Perfect for professionals seeking effortless urban living, this beautifully presented space combines sleek contemporary design with unbeatable convenience.

Situated right above a vibrant parade of shops, you have daily amenities, local hotspots, and fantastic transport links quite literally on your doorstep.

Available immediately!



177-183a Farnham Road, Slough, Berkshire, SL1 4XP



Total area: approx. 30.2 sq. metres (325.4 sq. feet)

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.

- Studio Apartment
- First Floor
- Gas Central Heating
- Double Glazed
- Close To Local Amenities
- EPC - C
- Council Tax - Band A - £1,605.75
- One Week Reservation Fee - £219.23
- Five Week Deposit - £1,096.15
- Available Immediately



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		
	76	76
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		
	87	87
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.