



# SIMMONS & SON



**Lincoln Way, Slough, SL1 5RG**

**Guide Price £185,000 Leasehold**

**ONE BEDROOM MODERN APARTMENT - WALK TO BURNHAM TRAIN STATION**

This one bedroom apartment is situated a short walk from Burnham train station's - Elizabeth Line to London, also conveniently located close to Slough Trading Estate, the M4 motorway and offers excellent public transport links into Slough town centre.

The property is beautifully presented throughout and benefits from double bedroom, spacious open plan kitchen/ lounge, secure gated parking and communal gardens.

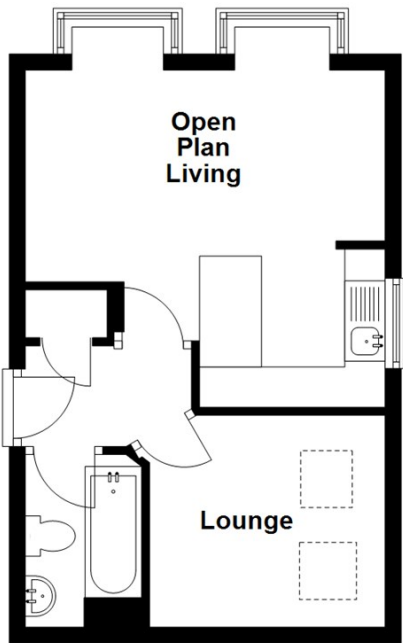
Viewings highly recommended to appreciate the value and quality of accommodation on offer.



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Second Floor



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 Modern Apartment
  - Secure Gated Parking
- Immaculate Condition
  - Service Charge, Buildings Insurance & Ground Rent - £1840.92
- Within Walking Distance to Burnham Train Station
  - Lease - 88 Years Remaining
- Spacious Kitchen/ Lounge
  - Council Tax Band : C
- Communal Gardens
  - EPC : 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		
80	80	
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.