



SIMMONS & SON



Stafford Avenue, Slough, SL2 1AP

Price £190,000 Leasehold

Welcome to this one-bedroom first-floor maisonette located on Stafford Avenue in Slough. This purpose-built flat offers a comfortable living space, perfect for first-time buyers or those seeking an investment opportunity.

As you enter the property, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is spacious and bright, offering a peaceful retreat at the end of the day. The flat also features a well-appointed bathroom, ensuring convenience and comfort for its occupants.

One of the standout features of this property is its proximity to local schools, making it an excellent choice for families or those planning for the future. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This maisonette presents a fantastic opportunity for investors looking to expand their portfolio, given its desirable location and potential for rental income. With its appealing features and practical layout, this property is sure to attract interest.

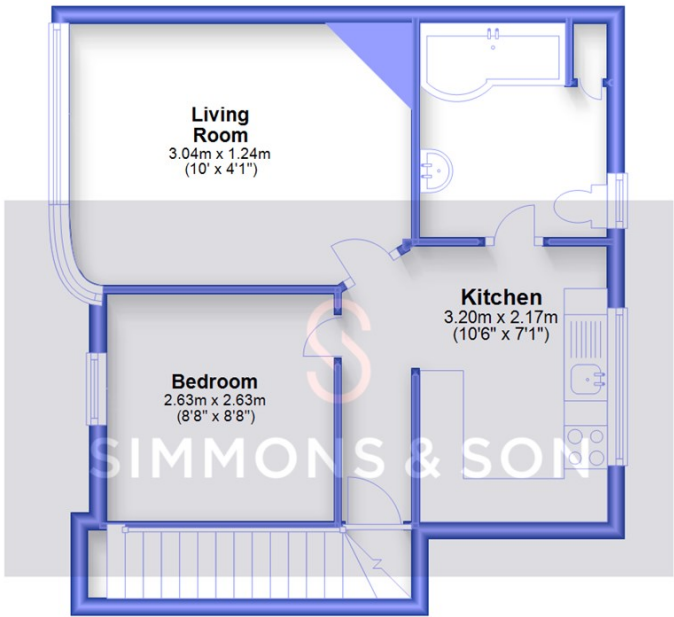
Do not miss the chance to view this delightful flat on Stafford Avenue, where comfort and convenience meet in a thriving community.



Stafford Avenue, Slough, Berkshire, SL2 1AP

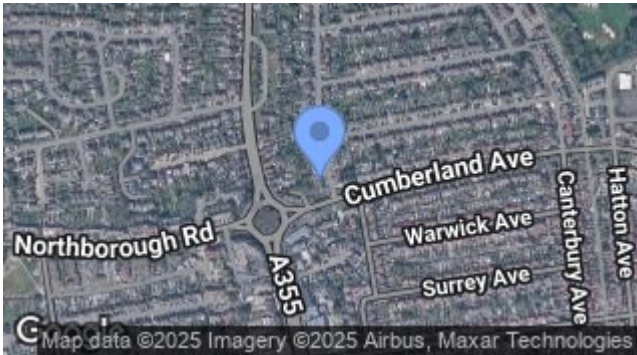


First Floor



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 First Floor Maisonette
- Close to Local Schools
- No Onward Chain
- Private Rear Garden
- Long Lease : 925 Years Remaining
- Fully Fitted Kitchen
- Ideal Investment
- No Service Charge/ Ground Rent £125 p.a
- EPC:D
- Council Tax Band:B



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		
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		
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.