



SIMMONS & SON



Lancaster Avenue, Slough, SL2 1AX

Offers In Excess Of £185,000 Leasehold

Nestled on Lancaster Avenue in Slough, this one-bedroom ground floor maisonette presents an excellent opportunity for both first-time buyers and savvy investors.

Upon entering, you will find a well-proportioned living space that is both inviting and functional. The layout is designed to maximise comfort, making it an ideal retreat after a long day. The bedroom offers a peaceful sanctuary, perfect for relaxation.

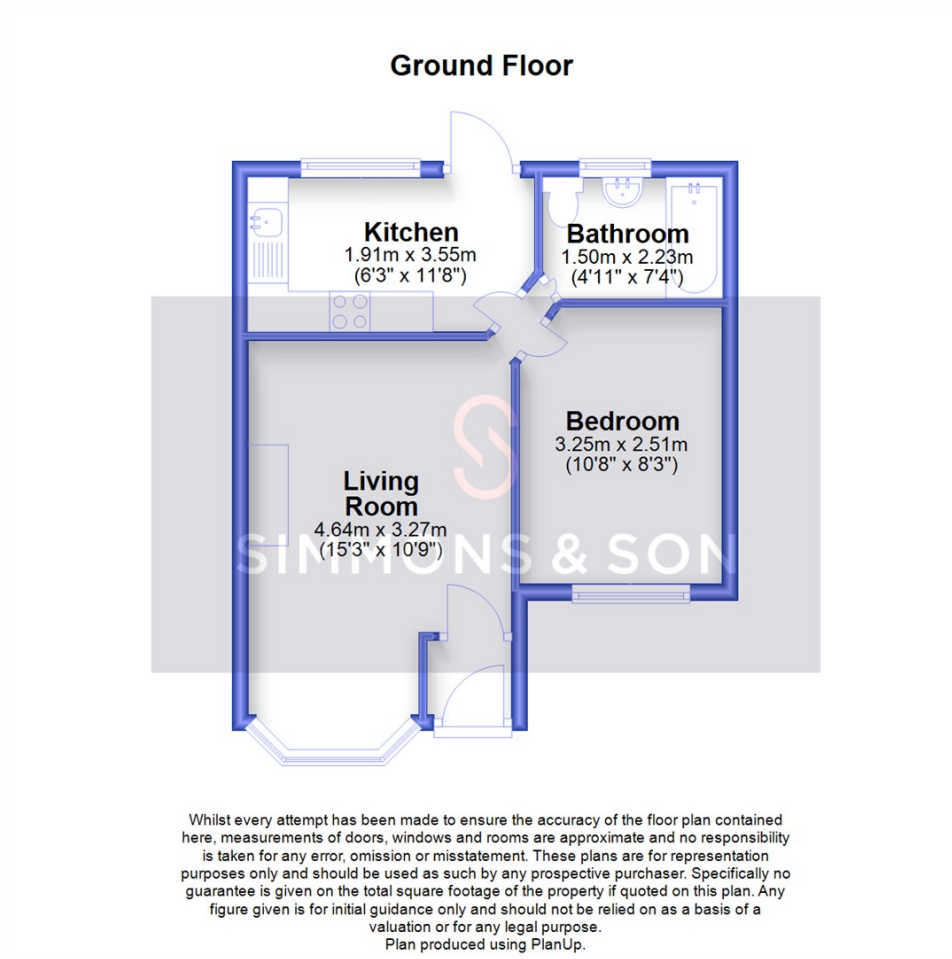
One of the standout features of this property is the private rear garden, providing a lovely outdoor space for gardening, entertaining, or simply enjoying the fresh air. Additionally, the convenience of driveway parking ensures that you will never have to worry about finding a space for your vehicle.

Situated in a prime location, this maisonette is in close proximity to local schools and amenities, making it an ideal choice for those seeking a community-oriented lifestyle. Whether you are looking to invest in a property with great rental potential or seeking your first home, this apartment ticks all the right boxes.

In summary, this one-bedroom maisonette on Lancaster Avenue is a rare find, combining comfort, convenience, and a touch of charm. Do not miss the chance to make this delightful property your own.



Lancaster Avenue, Slough, Berkshire, SL2 1AX



- One Bedroom Ground Floor Maisonette
- Private Garden
- Off Road Parking
- Approx 924 Years Left On Lease
- GCH & DG
- Local Schools Within Walking Distance
- New Boiler Fitted With 10 Years Warranty
- GR: £20 Per Annum SC:£0
- EPC- C
- 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		69	74
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			

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