



# SIMMONS & SON



## Aspects Court, Slough, SL1 2EZ

**£1,600**

2nd Floor Flat, 2 Bedrooms / 2 Bathrooms (Includes Master En-suite), Fully Furnished, Available Immediately, Building Lift Access, Permit Parking Available, Prime Central Location (Slough Town Centre), Short Walk to Slough Train Station (Elizabeth Line & GWR), Close Proximity to Local Amenities

This is your opportunity to secure a prime piece of urban living! This fully furnished, two-bedroom, two-bathroom apartment on the 2nd floor of Aspects Court—complete with a building lift—is available immediately and offers unparalleled convenience right in the heart of Slough Town Centre. Boasting immediate proximity to Slough Train Station (Elizabeth Line & GWR) and local amenities, and with the added benefit of permit parking available, this property is designed for the modern commuter seeking style, speed, and practicality. Inside, you will find two generous double bedrooms, one with a private en-suite, and a bright, open-plan living space that is ready for you to move into today. Experience effortless, central living with everything you need just steps away.



Aspects Court, Slough, SL1 2EZ



- Two Bed, Two Bath Second Floor Flat
  - EPC - Band TBC
- Fully Furnished
  - Council Tax: Band C - £2043
- Lift Access
  - Holding Deposit: £369.23
- Close proximity to Slough Station
  - 5 Week Deposit: £1846.15
- Permit Parking
  - 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 |         |           |
| 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.