SIMMONS & SON



## Stile Road, Slough, SL3 7SB

## Price £180,000 Leasehold

Welcome to this charming ground floor flat located on Stile Road in Slough, offering a delightful living space perfect for residential buyers as well as buy to let investors.

As you enter, you will find a welcoming reception room that provides a comfortable area for relaxation and entertaining. The flat features one bedroom offering ample space and storage solutions, ensuring that you have everything you need for a tidy and organised home.

One of the standout features of this property is the private garden, a rare find in a flat, which provides an ideal outdoor space for enjoying the fresh air, gardening, or simply unwinding after a long day.

Convenience is key, as this flat is situated close to local amenities, making it easy to access shops, restaurants, and other essential services. The long lease of 112 years remaining adds to the appeal, providing peace of mind for future ownership.

This spacious flat is a wonderful opportunity for those seeking a comfortable and practical living space in a vibrant area. Don't miss the chance to make this lovely property your new home.





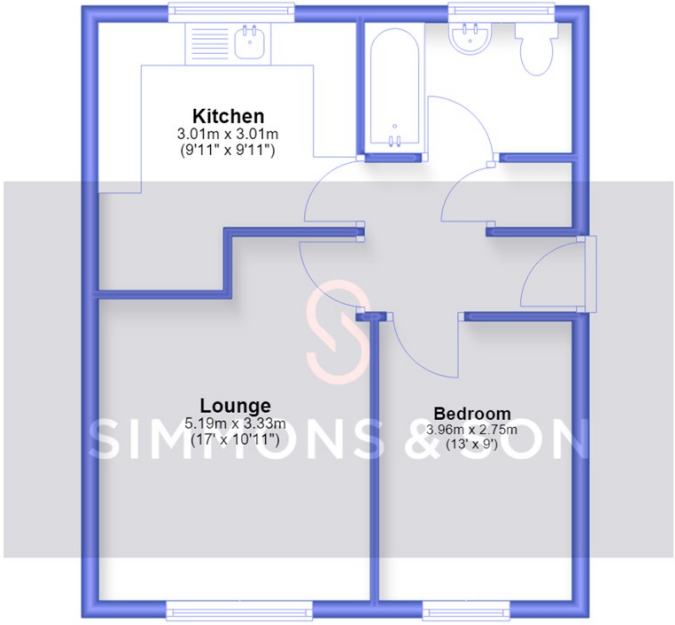


# Stile Road,  Slough, SL3 7SB





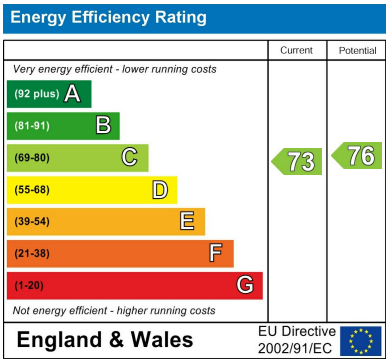
## Ground Floor

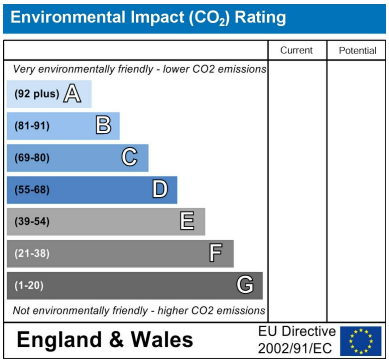



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any 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 Ground floor Apartment
- Private Garden
- Spacious Lounge
- Fitted Kitchen
- GCH & DG
- Close to Local Amenities
- Lease Remaining : 112 Years Remaining
- Service Charge £1,403.55 per annum & Ground Rent : £10 per annum
- Council Tax Band : B
- EPC : C




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.