



SIMMONS & SON



Cornwall Avenue, Slough, SL2 1AZ

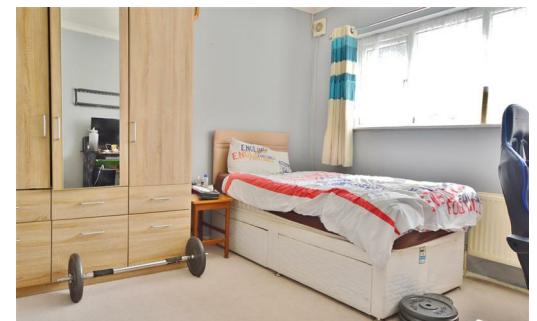
Offers In Excess Of £285,000 Leasehold

Located on Cornwall Avenue in Slough, this two-bedroom ground floor maisonette presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The two well-proportioned bedrooms offer ample space for family living or can be easily adapted to suit your personal needs, whether that be a home office or guest room.

One of the standout features of this property is the driveway parking, providing a rare convenience in this bustling area.

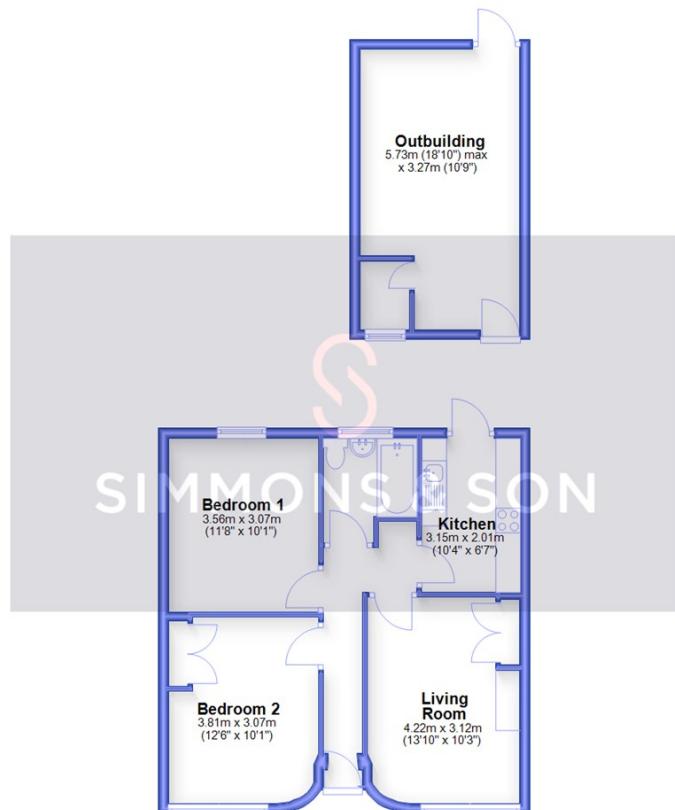
Situated close to Farnham Road, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and public transport links, making commuting and daily errands a breeze.

This maisonette is not only a wonderful place to call home but also an ideal investment for those looking to step onto the property ladder. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make this maisonette your own.





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.

- Extended Two Bedroom Ground Floor Maisonette
- Located Near Farnham Road
- Close to Local Schools & Amenities
- No Service Charge
- Gas Central Heating & uPVC Double Glazing
- Ground Rent: £5.50 per Annum Rising to £150 Per Annum
- Private Rear Garden
- Council Tax Band - B
- Off Street Parking
- 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		
EU Directive 2002/91/EC		
England & Wales		

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		
EU Directive 2002/91/EC		
England & Wales		