



SIMMONS & SON



Wiltshire Avenue, Berkshire, SL2 1BA

£900 PCM

One-bedroom maisonette located on Wiltshire Avenue in the heart of Slough, Berkshire.

As you step into this delightful property, you are greeted by a cosy reception room, perfect for relaxing after a long day. The bedroom offers a peaceful retreat, ideal for a good night's sleep. The bathroom provides convenience and comfort, making everyday routines a breeze.

This first-floor maisonette boasts double-glazed windows, ensuring a tranquil atmosphere and keeping the space warm and inviting. With gas central heating, you can stay cosy during the colder months without a worry.

Conveniently situated close to local shops and amenities, everything you need is just a stone's throw away. Whether you're looking to grab a quick bite to eat or pick up daily essentials, you'll find everything within easy reach.

Don't miss the opportunity to make this lovely maisonette your new home. Book a viewing today and experience the comfort and convenience this property has to offer.



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- One Bedroom
- Off street parking
- One weeks rent reservation deposit required - £219.23
- Gas central heating
- Availiable November
- Five week deposit required - £1096
- Double glazed
- EPC - C
- Council tax - B - £1697



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		
	59	76
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		
	59	82
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.