



**SIMMONS & SON**



## **The Factory, Slough, SL1 3GZ**

**£2,300 PCM**

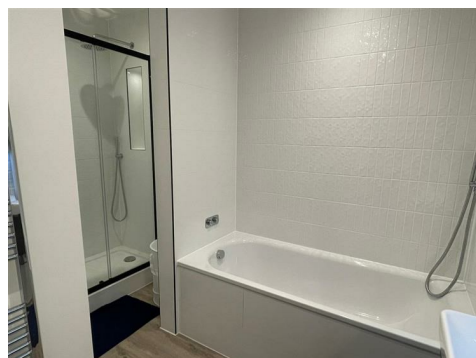
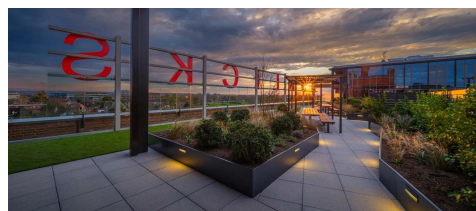
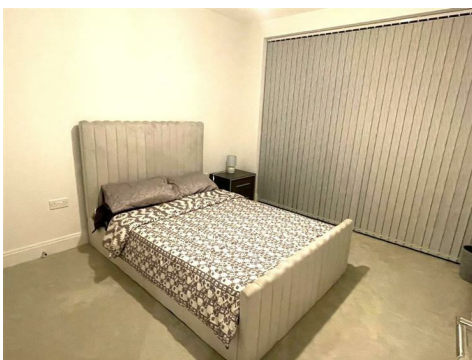
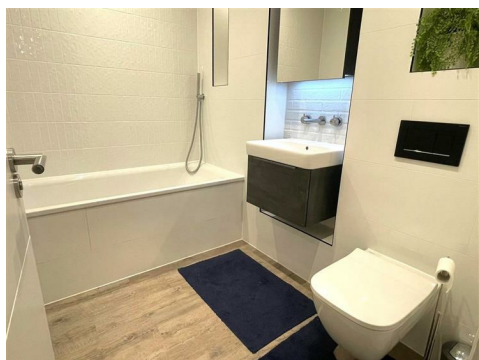
This striking, fully furnished home offers a premium split-level layout, a private balcony, and access to world-class residents' amenities—including a gym, concierge, cinema room, and a rooftop garden boasting panoramic views toward Windsor. Council Tax also included in the rent!!

Set within beautiful landscaped grounds just a short walk from Slough Station (Elizabeth Line), it offers unparalleled connectivity to London and Windsor.

Complete with allocated parking and available for both short and long-term tenancies, this is a rare opportunity for luxury living. Book your viewing today!



# The Factory, Memorial Avenue Slough, Berkshire, SL1 3GZ



- Two Bed Penthouse
- Council Tax Included
- Fantastic Residents' Facilities Inside the Building – Concierge, Gym and More
- A Private Rooftop Garden Offering Panoramic Views Towards Windsor
- Walk to Slough Train Station in 7 Minutes
- Allocated Parking
- EPC - Band B
- Holding Deposit: £530.76
- 5 Week Deposit: £2,653.84
- 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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.