



# SIMMONS & SON



## Bath Road, Slough, SL1 3SS

**£1,700**

Nestled on the vibrant Bath Road in Slough, this modern purpose-built flat offers a delightful blend of comfort and convenience. Spanning an impressive 904 square feet, this two-bedroom home is perfect for those seeking a stylish and spacious living environment.

Upon entering, you are greeted by an open-plan layout that seamlessly connects the reception area with the fitted kitchen, creating an inviting space ideal for both relaxation and entertaining. The contemporary design, established in 2010, ensures that the flat is equipped with modern amenities while maintaining a warm and welcoming atmosphere.

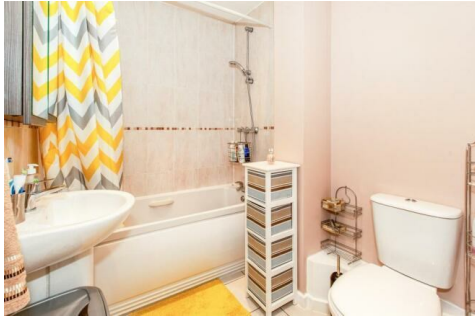
The property boasts two well-proportioned bedrooms, providing ample space for rest and privacy. With two bathrooms, including an en-suite, morning routines and guest visits are effortlessly accommodated. Additionally, the flat offers generous storage options, ensuring that all your belongings can be neatly organised.

For those with vehicles, the property includes designated parking, a valuable feature in this bustling area. The location on Bath Road provides easy access to local amenities, transport links, and the vibrant community of Slough, making it an ideal choice for both professionals and families alike.

In summary, this two-bedroom flat combines modern living with practicality, making it a superb opportunity for anyone looking to settle in a thriving area. Don't miss the chance to make this lovely home your own.



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- Two Bedroom home
  - EPC: D
- Open Plan Living/Kitchen
  - Holding Deposit: £392.30
- Ample Storage
  - Security Deposit: £1,961.50
- Park Furnished
  - Council Tax:
- Parking
  - Available 1/9/25



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		
74		
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

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