



# SIMMONS & SON



**177- 183 Farnham Road, Slough, SL1 4XP**

**£925 PCM**

Welcome to this modern studio flat located in the vibrant area of Ambassador House on Farnham Road, Slough. This delightful property is situated above a shop, offering both convenience and accessibility to local amenities, making it an ideal choice for those seeking a lively urban lifestyle.

Upon entering the flat, you will find a well-designed reception area that maximises space and light, creating a warm and inviting atmosphere. The studio layout is perfect for modern living, providing a versatile space that can be tailored to your personal needs. The double glazing throughout ensures a peaceful environment, keeping noise at bay while enhancing energy efficiency.

The fitted kitchen is both practical and stylish, equipped with essential appliances and ample storage, allowing for easy meal preparation and organisation. The bathroom is well-appointed, providing a comfortable and functional space for your daily routines.

This property is perfect for individuals or couples looking for a low-maintenance home in a bustling location. With its proximity to shops, restaurants, and public transport links, you will enjoy the best that Slough has to offer right at your doorstep.

In summary, this modern studio flat in Ambassador House presents an excellent opportunity for those seeking a contemporary living space in a thriving community. Don't miss the chance to make this charming flat your new home.





- Modern Studio apartment
- EPC - Band C
- Close to Farnham Road Amenities
- Council Tax Band A - £1233.39
- Electric heating & Double glazed
- One weeks rent reservation required - £213.46
- Unfurnished
- Five week deposit required - £1,067.30
- No Parking
- 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	