



## Wiltshire Avenue, Berkshire, SL2 1BA

**£875 PCM**

We have to offer a one bedroom first floor property, the property benefits from gas central heating, double glazed, fully fitted kitchen close proximity to local shops and amenities, easy access to M4 and M40 Motorways, available end of September



Wiltshire Avenue, Slough Berkshire, SL2 1BA



- One Bedroom
  - Off street parking
  - One weeks rent reservation deposit required - £219.23
- Gas central heating
  - Available end September
  - Five week deposit required - £1096
- Double glazed
  - EPC - C
  - Council tax - B - £1573.78



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 <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		
	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.