



# SIMMONS & SON



## 26 High Street, Slough, SL1 1ER

£1,200 PCM

One Bedroom Flat, Lift Access, Gated Community, Underfloor Heating, Integrated Appliances, Walking Distance from Slough Train Station and Town Centre (Elizabeth Line), Open Plan Kitchen/ Living Area, Underground Parking Available, Available Immediately.

Nestled in the heart of Slough, Berkshire, this modern purpose-built flat on Mosaic High Street offers a delightful living experience. With one spacious bedroom and a well-appointed bathroom, this property is perfect for individuals or couples seeking a comfortable home.

The flat features a generous reception room that provides a welcoming space for relaxation and entertainment. The fitted kitchen is designed with contemporary living in mind, offering both functionality and style, making it ideal for those who enjoy cooking and hosting.

One of the standout features of this property is the charming Juliet balcony, which allows natural light to flood the living area while providing a lovely view of the surroundings. This addition enhances the overall appeal of the flat, creating a bright and airy atmosphere.

Residents will appreciate the convenience of local amenities just a stone's throw away, ensuring that daily necessities are easily accessible. Whether you are looking for shops, cafes, or transport links, everything you need is within reach.

This flat represents an excellent opportunity for those looking to embrace modern living in a vibrant area. With its thoughtful design and prime location, it is sure to attract interest from prospective buyers or renters alike. Do not miss the chance to make this delightful property your new home.



# 26 High Street, Slough, Berkshire, SL1 1ER



- Fifth floor, One bedroom flat
- Walking Distance to Slough Train Station & Town Centre
- Council tax - Band C - £2043
- Available Immediately
- Lift access
- + £40 Water
- Holding Deposit - £276.92
- Double glazing & Electric Heating
- EPC - Band B
- 5 Week Deposit - £1384.61



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		82	83
(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			
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