



SIMMONS & SON



Henry Road, Slough, SL1 2QL

Price £189,950 Leasehold

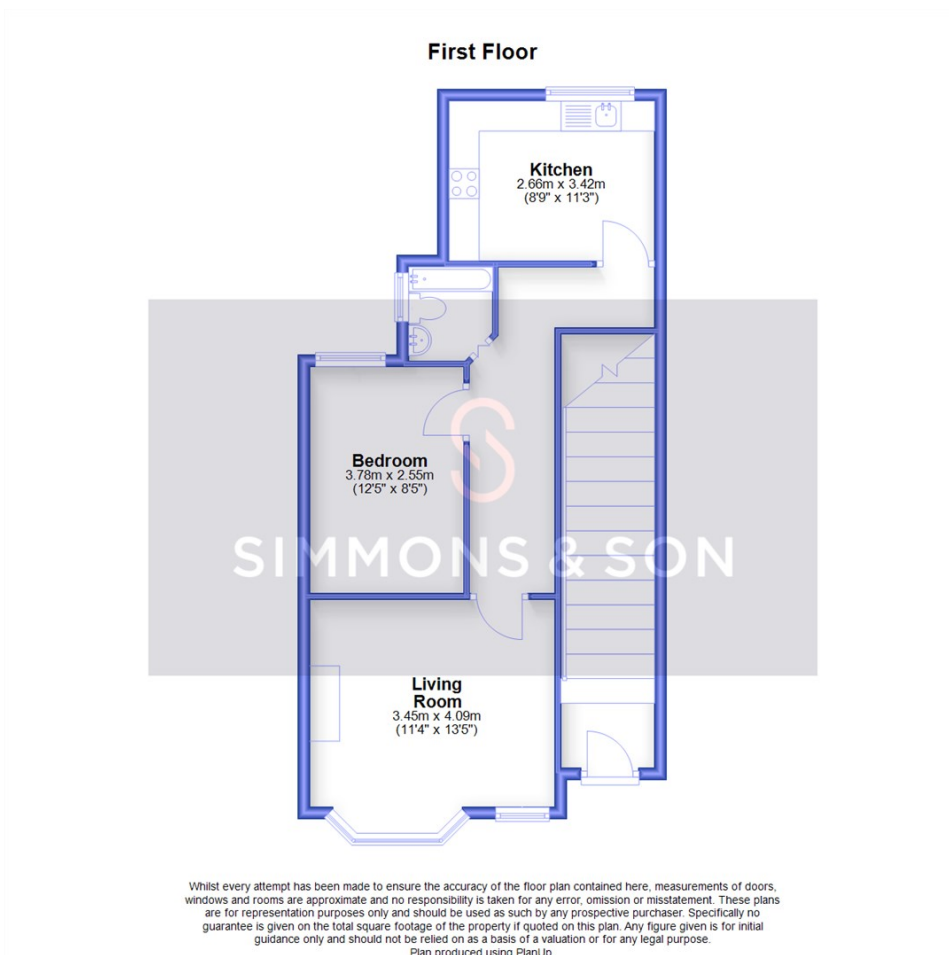
Located in the heart of Slough, this upper maisonette at Henry Road presents an excellent opportunity for both first-time buyers and savvy investors. Boasting a well-proportioned one bedroom, this first-floor property is designed for comfortable living.

The reception room is inviting and offers a versatile space that can be tailored to your personal style, whether it be a cosy lounge or a functional home office. The bedroom is a peaceful retreat, perfect for relaxation after a long day.

One of the standout features of this maisonette is its prime location. Situated close to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities, making daily life both convenient and enjoyable. The property is also well-connected to public transport, providing excellent links to surrounding areas.

This maisonette is an ideal investment opportunity, given the growing demand for rental properties in the area. With its appealing features and strategic location, this property is sure to attract interest from a range of buyers.

Henry Road, Slough, Berkshire, SL1 2QL



- One Bedroom First Floor Masionette
- Close To Town Centre
- Ideal Investment Oppertunity
- No Onward Chain
- Close to M4 Motorway
- Lease Remaining: 89 Years
- Within Walking Distance to Slough Train Station
- Ground Rent: TBC & Service Charge: TBC
- EPC:D
- Council Tax Band: B



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			
		60	74
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		41	75
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.