



SIMMONS & SON



Two Mile Drive, Cippenham, SL1 5UH

Offers In Excess Of £175,000 Leasehold

Situated in Cippenham village, this delightful one-bedroom first-floor apartment on Two Mile Drive offers a perfect blend of comfort and convenience. The property boasts a spacious lounge that invites relaxation and social gatherings, complemented by a separate fitted kitchen.

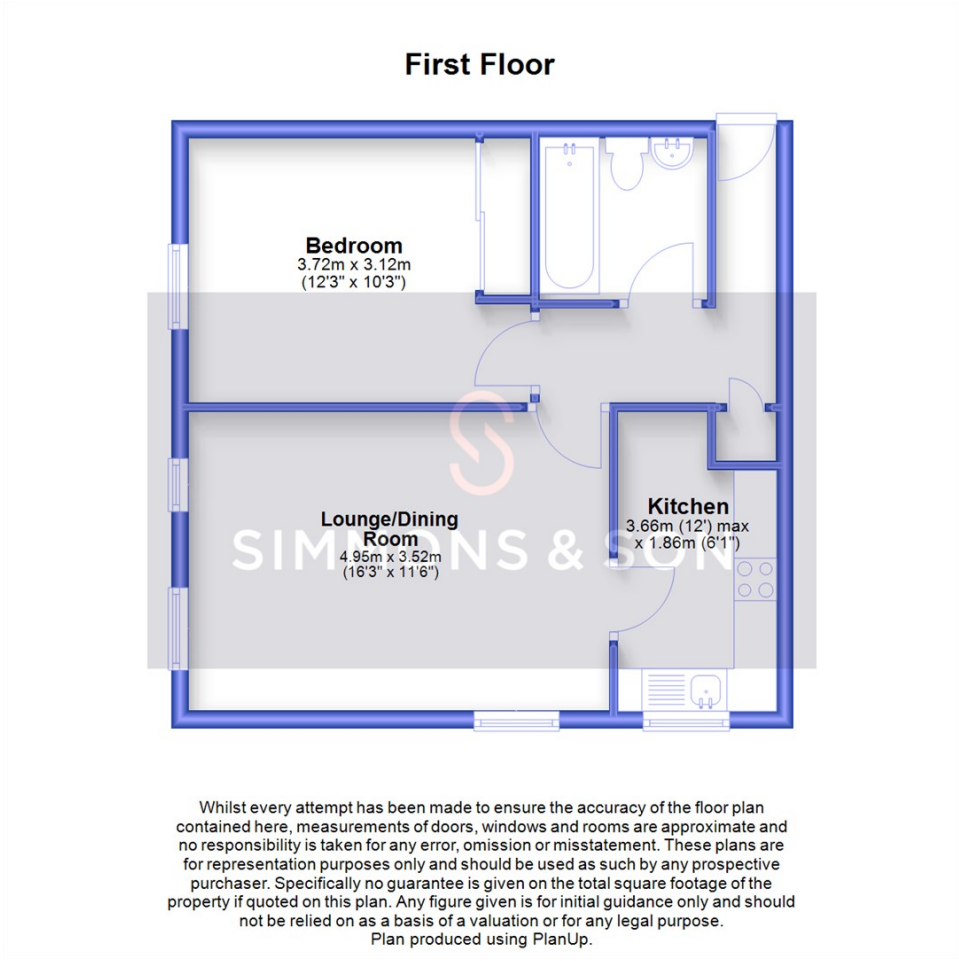
With one well-proportioned bedroom and bathroom, this flat is ideal for individuals or couples seeking a cosy yet functional living space. The apartment benefits from residents' parking, ensuring that you have a secure place for your vehicle.

One of the standout features of this property is its long lease and low service charges, making it an attractive option compared to similar properties in the area. The proximity to local amenities means that everything you need is within walking distance, enhancing the appeal of this lovely home.

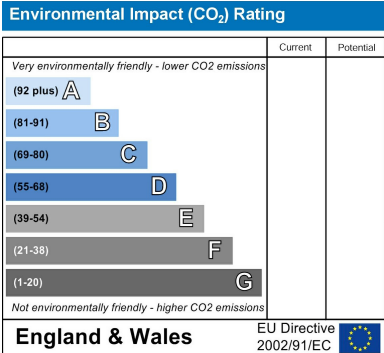
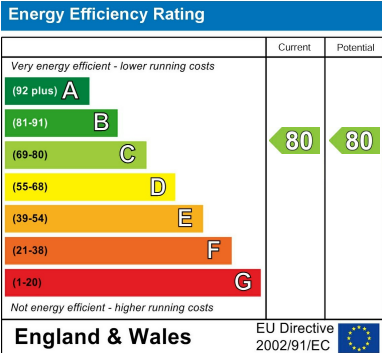
Whether you are a first-time buyer or looking to downsize, this purpose-built flat in Cippenham presents an excellent opportunity to enjoy a comfortable lifestyle in a vibrant community. Do not miss the chance to make this charming apartment your own.



Two Mile Drive, Cippenham, Berkshire, SL1 5UH



- One Bedroom first Floor Apartment
 - Close to Local Amenities
- Residents Parking
 - Lease : 125 Years Remaining
- Spacious Lounge with Dual Aspect Windows
 - Service Charge : £1,500 Per Annum Ground Rent & Buildings Insurance: £175 Per Annum
- Double Bedroom with Fitted Wardrobes
 - Council Tax Band : C
- Cippenham Village
 - EPC : C



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.