



# SIMMONS & SON



## Upton Park, Berkshire, SL1 2DA

**£1,250 PCM**

Welcome to Upton Park in the vibrant town of Slough, Berkshire. This modern one-bedroom flat offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a stylish living space.

Upon entering the flat, you will be greeted by a well-designed fitted kitchen, which is both functional and aesthetically pleasing. This space is perfect for those who enjoy cooking and entertaining. The open-plan layout allows for a seamless flow between the kitchen and living area, creating a warm and inviting atmosphere.

The bedroom is generously sized, providing ample space for relaxation and rest. Natural light floods the room, enhancing the overall sense of space and tranquillity. The modern design elements throughout the flat ensure that you will feel right at home from the moment you step inside.

One of the standout features of this property is the availability of parking, a valuable asset in this bustling area. Additionally, the flat is available for immediate occupancy, allowing you to move in without delay.


Situated in a location that boasts a variety of local amenities, you will find shops, restaurants, and parks just a short distance away. This flat not only offers a comfortable living space but also places you in the heart of a community that caters to your everyday needs.

In summary, Upton Park is a modern, well-appointed one-bedroom flat that is ready for you to call home. With its convenient location, fitted kitchen, and parking availability, this property is an excellent opportunity for those looking to enjoy a contemporary lifestyle in Slough. Do not miss the chance to view this delightful flat.





Upton Park, Slough Berkshire, SL1 2DA

- One Bedroom Flat
- Walking distance to Slough, Windsor & Eton
- Residents parking
- Double glazing
- Great transport links
- EPC - Band E
- Council Tax: Band C - £2043
- Holding Deposit: £288.46
- 5 Week Deposit: £1442.30
- Available Immediately



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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		
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		
England & Wales	EU Directive 2002/91/EC	

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