SIMMONS & SON



## Boveney Close, Cippenham, SL1 9BH

## Offers In Excess Of £175,000 Leasehold

A beautifully presented One bedroom purpose-built flat situated in a peaceful residential setting within Windsor Meadows, offered to the market with no onward chain and an exceptionally long lease of 952 years remaining.

The property features a bright and spacious reception room with ample space for both relaxation and dining, a well-proportioned double bedroom, and a classic fully functional bathroom. Further benefits include allocated private parking, additional visitor spaces, and close proximity to local shops, amenities, and excellent transport links.

With its tranquil location, low maintenance appeal, and chain-free status, this home represents an ideal purchase for first-time buyers, downsizers, or buy-to-let investors.







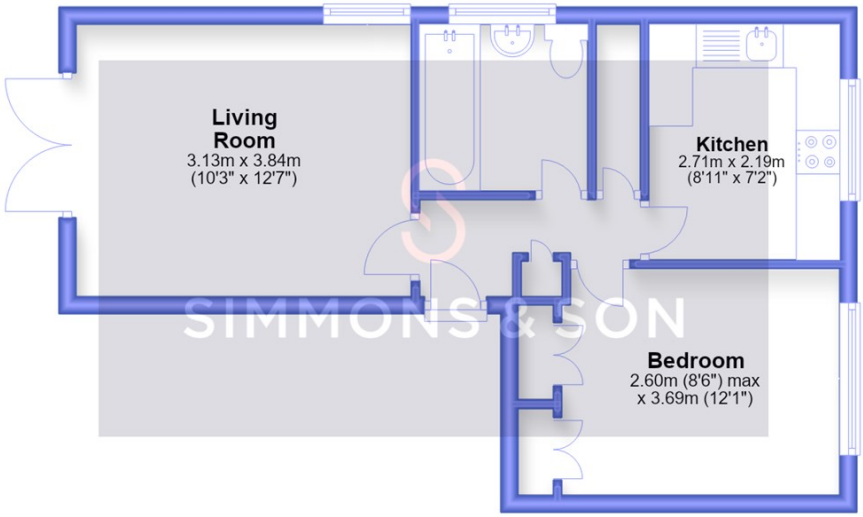
# Boveney Close, Windsor Meadows Cippenham, Berkshire, SL1 9BH







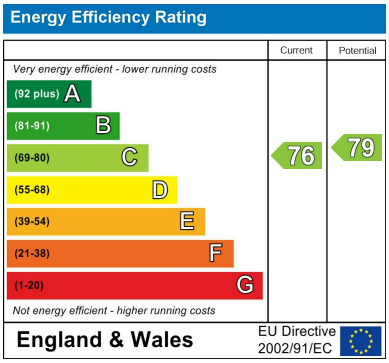
## First Floor

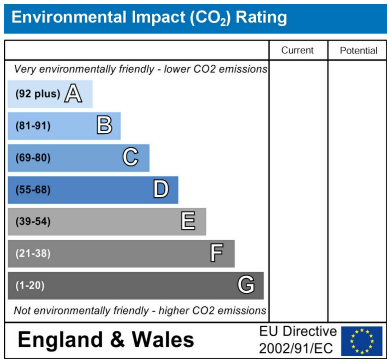



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- One Bedroom Apartment Situated in Quiet Cul-De-Sac
- No Onward Chain
- Allocated Parking
- Conveniently Within Walking Distance to Local Amenities
- Well Presented Throughout
- Windsor Meadows
- Lease : 952 Years Remaining
- Service Charge & Ground Rent : £2,003.65 Per Annum
- Council Tax Band : B
- 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.