

# Fords.

SALES | LETTINGS | NEW HOMES



## Room 4, 40-42 High Street, Maidenhead, SL6 1QE

\*Available Immediately - All Bills & WIFI Included\*

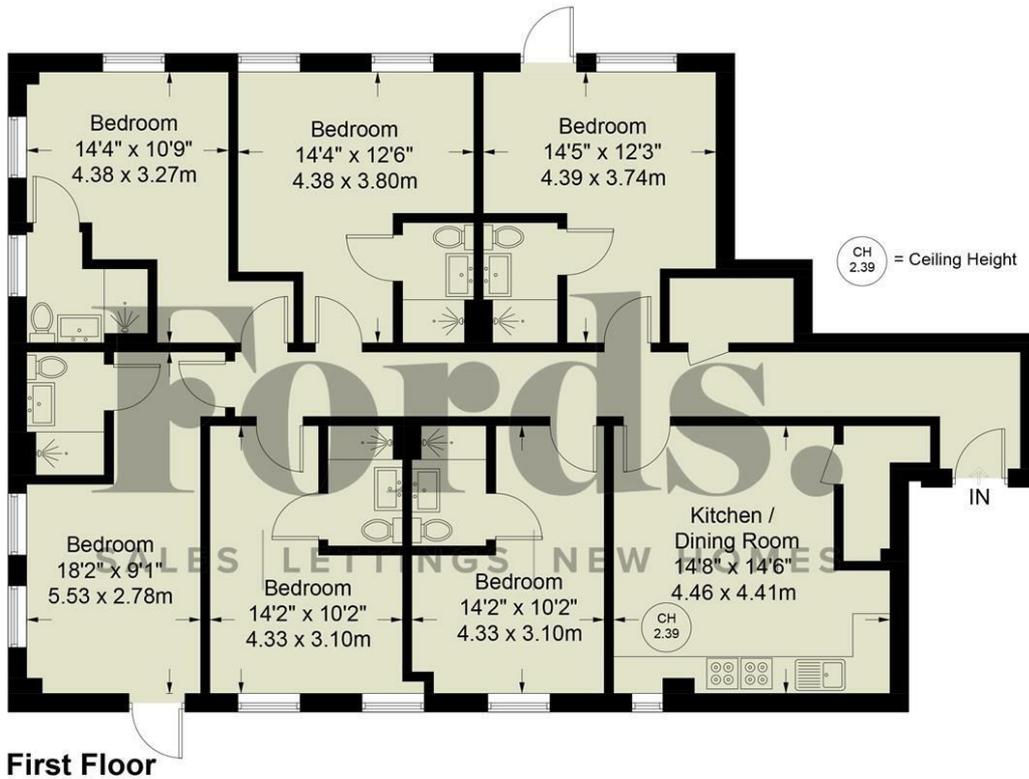
Available now is this newly refurbished first-floor double bedroom with an en-suite, forming part of a shared property. The accommodation features a modern kitchen and living area, along with a fully furnished double en-suite room.

- **DOUBLE ENSUITE ROOM**
- **ALL BILLS & WIFI INCLUDED**
- **COMMUNAL KITCHEN/LIVING AREA**
- **TOWN CENTRE LOCATION**
- **STUDENT/WORKING PROFESSIONALS**
- **NEWLY RENOVATED**
- **FULLY FURNISHED**
- **SECURE OFF-STREET PARKING**
- **AVAILABLE IMMEDIATELY**

**£850 Per month**

# High Street, SL6 1QE

Approximate Gross Internal Area = 1437 sq ft / 133.5 sq m



Floor Plan produced for Ford & Partners by Media Arcade ©  
 Illustration for identification purposes only. Window and door openings are approximate. Whilst every attempt is made to assure accuracy in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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