

Upton Park, Slough, Berkshire, SL1 2DA

£275,000

Leasehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Having undergone a complete refurbishment in 2018, B Simmons are delighted to present to the market this ground floor, light and airy flat boasting two double bedrooms and two bathrooms. Internally the property is in excellent order throughout and has accommodation comprising; a central entrance hallway with adjoining doors to; a modern fitted kitchen with integrated 'Neff' gas hob and oven, a separate living/dining room, a contemporary bathroom fitted with a white suite and mains shower over the bath, and two double bedrooms, the master having an ensuite. Outside to the front of the property there is a car park for residents with one allocated space.

The property is located within walking distance to Slough town centre, with Slough railway and Elizabeth line station just 0.7 miles away, and Slough High Street's shops, services and amenities just 0.4 miles away. There are a plethora of local primary, secondary and grammar schools within a short walk and Herschel Park just across for the property.

Property Information: Lease Remaining: Approx. 95 Years  
Ground Rent: Approx. £100.00 PA  
Maintenance Charges: Approx. £1900.00 PA  
Council Tax Band: C / EPC Rating: B  
(all to be verified by a solicitor)

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

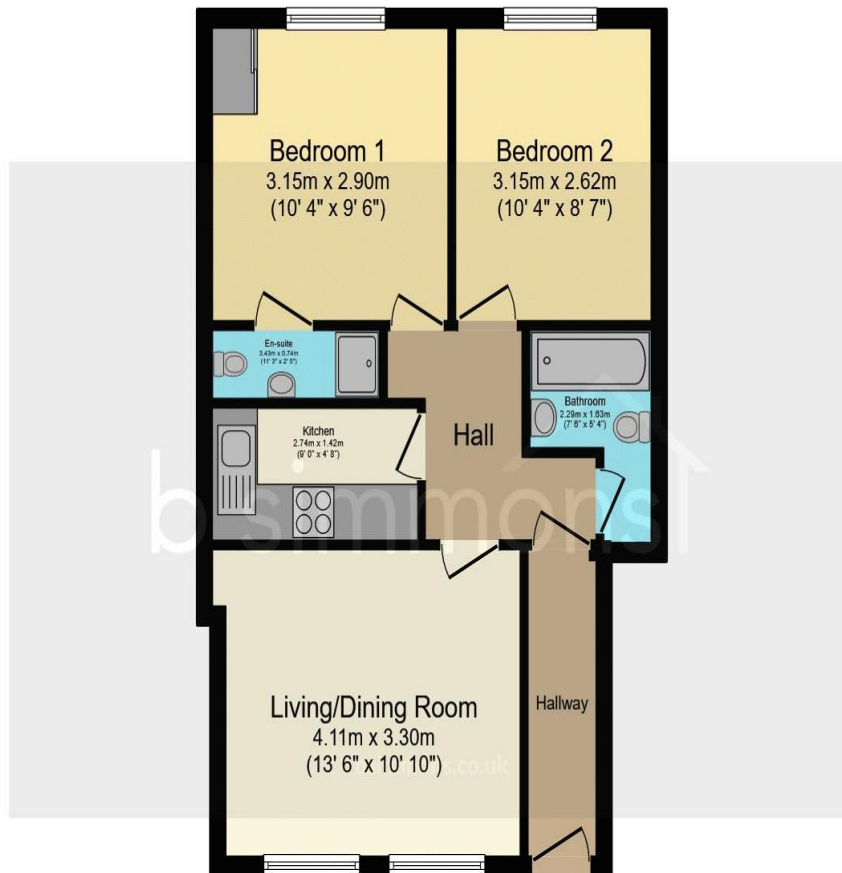


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## Floor Plan

Floor area 49.3 m<sup>2</sup> (531 sq.ft.)

TOTAL: 49.3 m<sup>2</sup> (531 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.