

St. Georges Crescent, Cippenham, Slough, Berkshire, SL1 5PA

£232,500

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



An ideal first time buy, buy to let investment, or for those desiring excellent transport links to Central London and Reading, B Simmons are pleased to present to the market this maisonette offered with no onward chain. This ground floor maisonette benefits from having its own private entrance and is immaculately presented throughout having been finished to a high standard. As you enter through the front door you walk into an inviting entrance hallway with adjoining doors to; a modern fitted kitchen, contemporary shower room and a 14'9 x 10'10 Living Room, with built in overhead storage units and a door leading out to the garden. The bay fronted double bedroom has built wardrobes and the current owners have installed a desk for working from home in this modern age. Outside there is a private rear garden with a gate giving side access, predominantly laid to lawn, with a patio area ideal for outside entertaining with a pergola over, barking chippings, flower and shrub borders. To the front there is a driveway with an allocated space for one car and a further visitors space which is shared between the ground and first floor. Conveniently situated within walking distance of the newly opened Elizabeth line station (Crossrail), Burnham train station and Slough Trading Estate, and just minutes from Junction 7 of the M4 Motorway.

Property Information: Lease Remaining: Approx. 94 years
Ground Rent: Approx. £150.00 PA
Ground Rent Review: Every 33 Years
Maintenance Charges: Approx. Nil
Council Tax Band: B / EPC Rating: C
(all to be verified by a solicitor)

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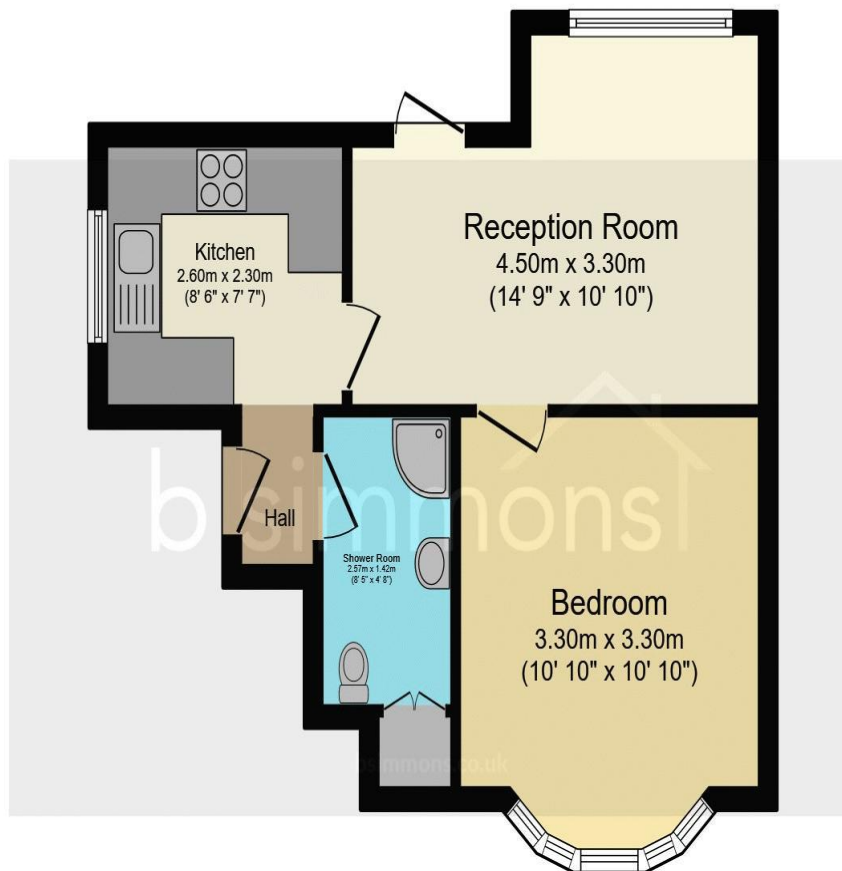
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Floor area 37.2 m² (400 sq.ft.)

TOTAL: 37.2 m² (400 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

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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.