

Holmedale, Wexham, Slough, Berkshire, SL2 5RH

£195,000

Leasehold

b simmons

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This delightful one-bedroom flat, currently listed for sale, is perfectly suited to professionals or couples seeking a peaceful residence within a strong local community. The property is neutrally decorated, providing a blank canvas for the new owners to make their mark and truly turn this flat into a home.

The flat offers an open-plan design, a sought-after feature in contemporary living, which promotes a spacious and airy atmosphere. This unique layout integrates the kitchen, and living area encouraging a seamless flow within the living space. The reception room is a highlight of this property, featuring large windows that allow natural light to stream in, enhancing the overall ambience of the room. Adjacent to the reception room, the open-plan kitchen presents an opportunity for comfortable and sociable meal preparation.

The flat boasts one double bedroom that provides ample space for rest and relaxation. The bathroom includes an electric shower over the bath and separate shower mixer, fitted with built-in storage and a heated towel rail.

Further enhancing the appeal of this property which includes a single garage and parking.

The property also benefits from an EPC rating of 'D' and falls under council tax band 'B'. In summary, this one-bedroom flat offers a blend of comfort, convenience, and community.

Its neutral decor, open-plan design, and additional features make it an ideal choice for couples seeking a home that caters to modern living needs, or investment opportunity.

Lease Remaining: Approx. 88 Years. **Service Charge:** Approx. £1800.00 Per Annum. **Ground Rent:** Approx. £25.00 Per Annum **NB: All leasehold information must be verified by your 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 46.4 sq.m. (500 sq.ft.)

TOTAL: 46.4 sq.m. (500 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

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.