

Elizabeth Court, Yew Tree Road, Slough, Berkshire, SL1 2AH

£325,000
Leasehold

b simmons
T: 01753 545 555 bsimmons.co.uk



Conveniently located and forming part of this block of just ten properties, B Simmons are pleased to present to the market this split level maisonette offered with NO ONWARD CHAIN. An ideal First Time Buy or Buy to Let investment an internal viewing is highly recommended.

As you enter through the private front door you walk into a spacious entrance hallway with built in storage, stairs leading to the first floor and open plan to an 18'3 living room with a double glazed door providing access to a private balcony and a modern fitted kitchen with a breakfast bar and integrated appliances. On the first floor there are three well proportion bedrooms all having a built in wardrobe, and there is a separate contemporary shower room fitted with a walk in cubicle, half pedestal wash hand and low level W.C. Outside there is a private balcony and situated beneath the property there is a single garage with power and lighting and a residents car park offering additional visitors spaces. Further benefits of this home include gas central heating and double glazing.

The property is located within walking distance of a local convenience store, good bus links giving easy access to Slough/Langley railway / Elizabeth Line stations, schooling for all ages and the Queensmere and Observatory shopping centres.

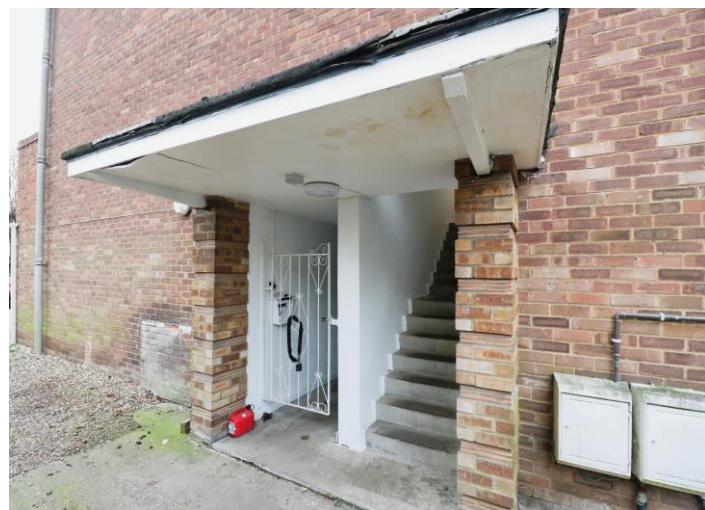
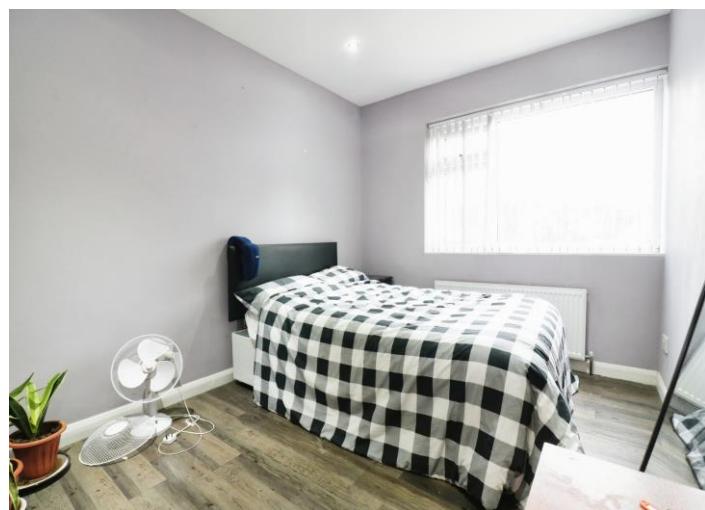
Property Information: Lease Remaining: Approx. 990 years
Maintenance Charges: Approx. £1200.00 PA
Council Tax Band: C / EPC Rating: D
(all to be verified by a solicitor)

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

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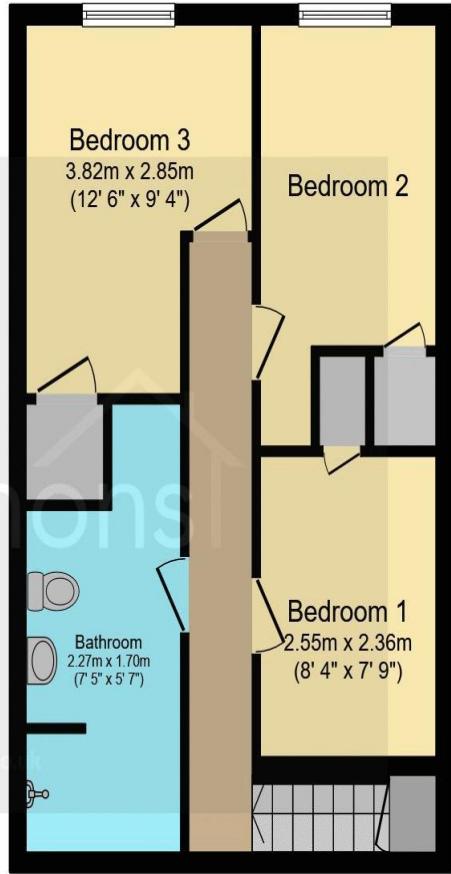


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Ground Floor

Floor area 38.8 m² (417 sq.ft.)



First Floor

Floor area 45.1 m² (485 sq.ft.)

TOTAL: 83.8 m² (902 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.

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