### Noble Court, Mill Street, Slough, Berkshire, SL2 5DP

£285,000 Leasehold



T: 01753 545 555 bsimmons.co.uk



Well presented and offered with no onward chain, B Simmons welcomes to the market this first floor purpose built apartment within close proximity of Slough railway / Elizabeth line station. The property is well presented and offers contemporary living with accommodation comprising; an entrance hallway with adjoining doors to a spacious lounge with a Juliet balcony, two double bedrooms, a separate modern fitted kitchen, family bathroom and en-suite to the master bedroom. There is a secure gated car park for residents and a well maintained communal area.

The property is situated in a prime location just a few minutes walk from Slough railway / Elizabeth line station, local bus routes, the town centre with its plethora of local shops, superstores and Slough library.

Property Information: Lease Remaining: Approx. 133 Years

Ground Rent: Approx. £175.00 PA

Maintenance Charges: Approx. £1415.16 PA

Council Tax Band: C / EPC Rating: C (all to be verified by a solicitor)

## Noble Court , Mill Street, Slough, Berkshire, SL2 5DP













# Noble Court , Mill Street, Slough, Berkshire, SL2 5DP





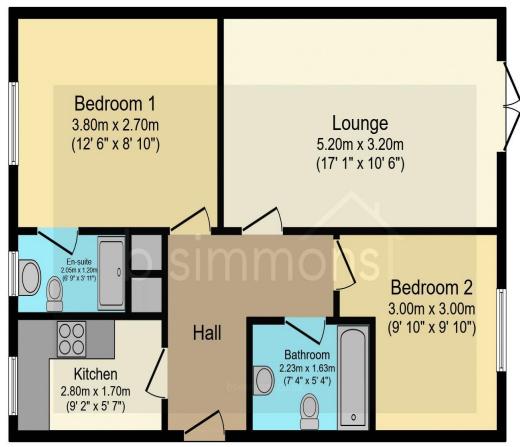








### Noble Court, Mill Street, Slough, Berkshire, SL2 5DP



Floor Plan

Floor area 57.4 m<sup>2</sup> (617 sq.ft.)

### TOTAL: 57.4 m<sup>2</sup> (617 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.