

SLOUGH

Flat 10, Tiree House, Franklin Avenue,
SL2 1DJ

Guide Price: £120,000 plus



| One Bedroom Studio

| Leasehold

| Approximately 28.26 Sq M (304 Sq Ft)

| Producing £7,920 Per Annum

| Approximately 87 Years Remaining
Unexpired

SLOUGH Flat 10, Tiree House, Franklin Avenue, SL2 1DJ

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Description

The property comprises a second floor studio flat within a block dating from the 1980s. Flat 10 offers a compact layout offering; hallway, large studio room with door to separate kitchen (with appliances) and storage; bathroom with shower and is approximately 28.26 sq m (304 sq ft) GIA.

The property has a secure entry system and off street parking.

Location

The property is located on the northern side of Franklin Avenue, within a residential block known as Tiree House, in Slough, Berkshire. It lies approximately 1.2 miles northeast of Slough town centre and is situated within the administrative boundary of Slough Borough Council, falling under the SL2 postcode district.

The site is approximately 1 mile north of Slough railway station, which provides direct services to London Paddington, Reading, and other regional destinations. Road access is available via the A412 (Wexham Road), approximately 0.2 miles to the east, which connects to the A4 (Bath Road) and Junction 6 of the M4 motorway, located around 2 miles to the south.

The surrounding area is predominantly residential in character, with a mix of apartment buildings, houses, and local amenities. The property is served by nearby local roads and public transport links.

Tenure

The property is held Leasehold under Title Number BK282482 for a term of 125 years from 25 December 1987 with the ground rent noted as £75 rising to £300 and additional rent.

Tenancy

The property is currently occupied under the terms of an Assured Shorthold Tenancy Agreement.

We have been provided with a copy of a Tenancy "Extension" Agreement dated 30/09/2023 for 12 months as an extension of an original Assured Shorthold Tenancy Agreement dated 30/09/2020 for a 12 month term, but we do not have a copy of the original AST agreement. The agreed rent is £660 per calendar month (£7,920 per annum).

The tenant is currently holding over.

Joint Agent

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Office Contact

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Planning Authority

Slough Borough Council - www.slough.gov.uk

Energy Performance Certificate C:70

ADDRESS	ACCOMMODATION	SQ M	SQ FT
Flat 10	Studio Apartment	28.26	304 GIA