



Lancaster Avenue, Slough Berkshire SL2 1AX

Asking Price £265,000

EPC Current Band: E

BUY TO LET INVESTMENT

A traditional first floor maisonette located in central Slough with an array of amenities nearby

The well planned accommodation comprises an independent entrance and hall leading to a living room, 2 bedrooms, bathroom suite and a fitted kitchen which also provides access to a small private garden.

The property is in good order and currently let to professional a tenant paying a rental of £1400 PCM.

- Purpose Built Maisonette
- Private Entrance Door
- Living Room
- Fitted Kitchen
- Modern Bath Suite
- Gas Central Heating
- Double Glazed Windows
- Private Garden



2 Bed Maisonette



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		46	67
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such by any prospective purchaser or advisor. Tomkins Davis have not tested any apparatus, equipment, fixtures and fittings or services therefore cannot verify that they are in good working order or fit for purpose. Neither have we checked any legal documentation to verify the leasehold or freehold status of the property and advise any purchaser to obtain verification from their solicitor or surveyor.