



**SIMMONS & SON**



**Canterbury Avenue, Slough, SL2 1BH**

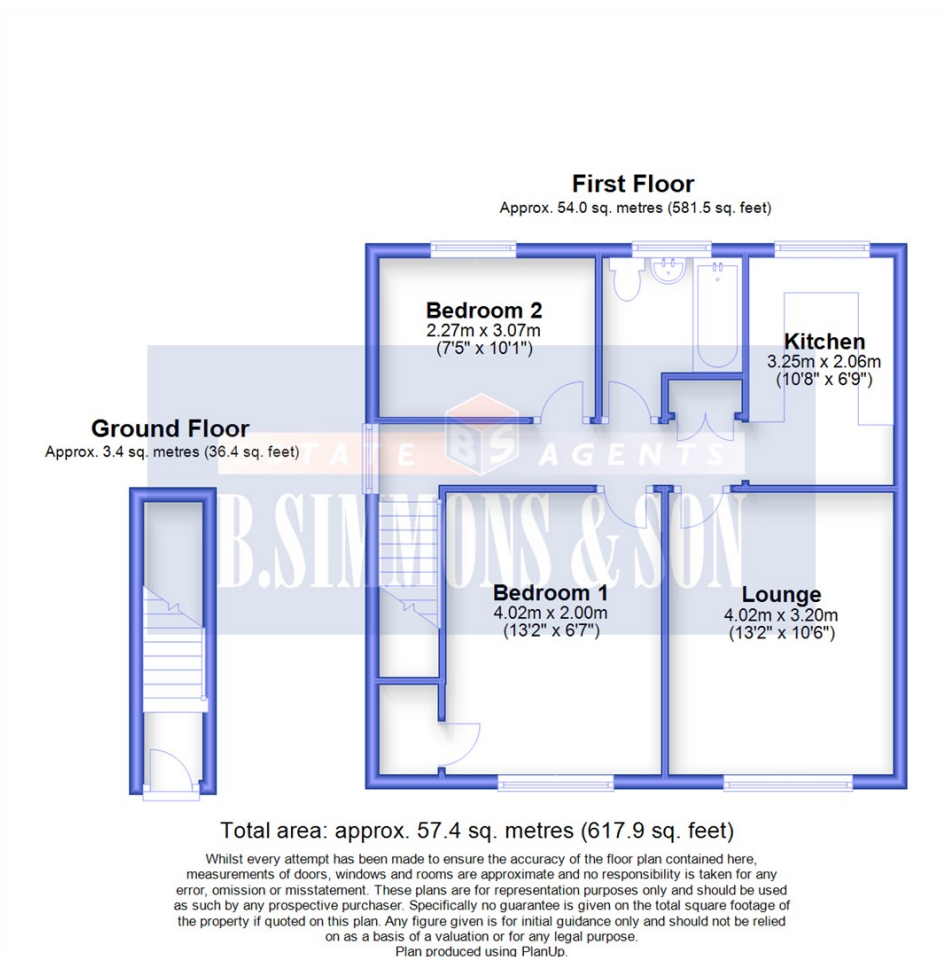
**Price £250,000 Leasehold**

**\*\* TWO BEDROOM FIRST FLOOR MAISONETTE - NO ONWARD CHAIN \*\***

Situated in a popular residential location, close to the Farnham Road, is this two bedroom first floor maisonette. The property benefits from fitted kitchen, bathroom, gas central heating, private enclosed rear garden, off street parking and a garage. The property offers excellent public transport links into Slough town centre and is close to local schools, shops, Wexham Park hospital and M4 & M40 Motorways.



# Canterbury Avenue, Slough, Berkshire, SL2 1BH



- Two Bedroom First Floor Maisonette
- Off Street Parking & Garage
- Fitted Kitchen
- Spacious Lounge
- Private Garden
- DG & GCH
- £88 Service Charge Per Annum / £10 Ground Rent Per Annum
- Lease: 90 Years Remaining
- Council Tax Band : B
- EPC : D



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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.