



SIMMONS & SON



Furnival Avenue, Slough, SL2 1DL

Offers In Excess Of £290,000 Share of Freehold

TWO BEDROOM MAISONETTE - SHARE OF FREEHOLD

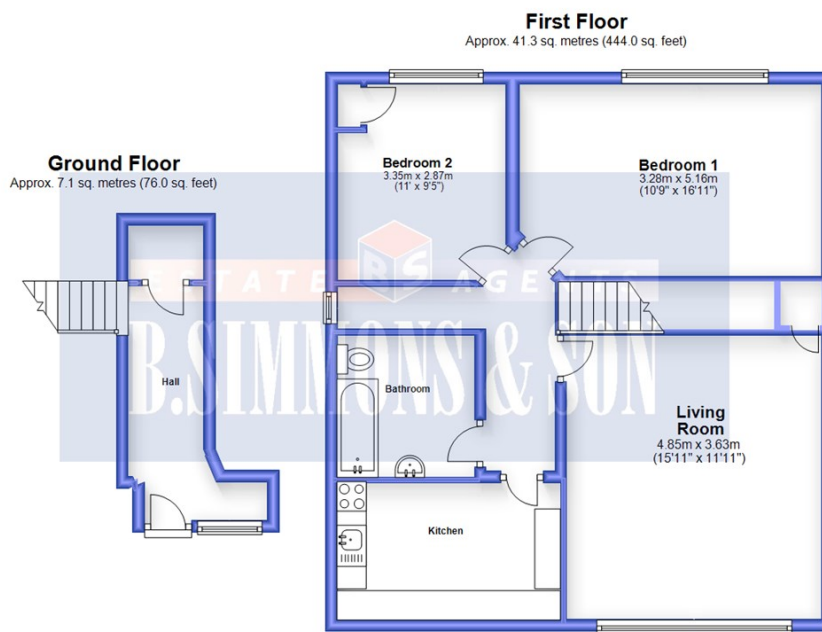
Two bedroom first floor maisonette, conveniently located in popular residential road close to local shops, schools and excellent links to the M4 and M40 motorway. Well presented throughout benefits include fitted kitchen, modern bathroom, spacious lounge, two bedrooms, loft room/ study, ample storage, off street parking at the front and rear and private rear garden. Viewings highly recommended.



Total area: approx. 48.3 sq. metres (520.0 sq. feet)
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- First Floor Maisonette
- Two Bedrooms
- Well Presented Throughout
- Fitted Kitchen & Modern Bathroom
- Private Enclosed Garden
- Loft Room With Electric Ladder
- Lease - 106 years remaining
- Service Charge £0 - Ground Rent £0
- Council Tax Band : C
- EPC : C



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			
England & Wales		EU Directive 2002/91/EC	
		73	78

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	
		1	1

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.