



**SIMMONS & SON**



**Tuns Lane, Slough, SL1 2WN**

**Price £180,000 Leasehold**

**TWO BEDROOM APARTMENT - EXCELLENT TRANSPORT LINKS - CHAINFREE**

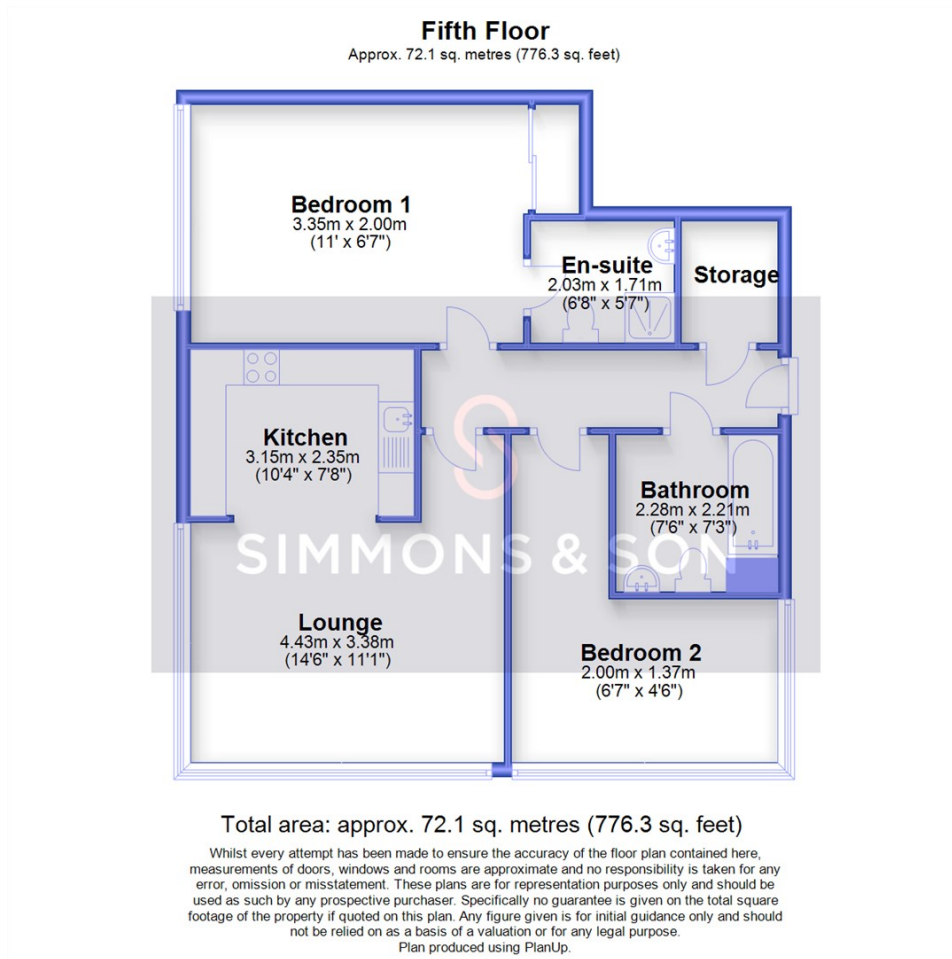
This two bedroom spacious apartment is conveniently located within walking distance to Slough Town Centre and Slough Train Station providing links to central London via the Crossrail Elizabeth line. Benefits include spacious lounge with views, fitted kitchen, two bedrooms, ensuite shower room, family bathroom, ample storage and parking. Please note this property is sold as seen.

All services/appliances have not and will not be tested





# Tuns Lane, Slough, Berkshire, SL1 2WN



- Two Bedrooms
- Ensuite Shower Room
- Ample Storage
- Family Bathroom
- Allocated Parking
- Sold as Seen
- 106 Years Remaining on Lease
- Service Charge £4,334.36 p.a / Ground Rent £200 p.a
- Council Tax Band : D
- EPC : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>65</b>	<b>69</b>
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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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.