



SIMMONS & SON



Mallard Drive, Slough, SL1 5BP

Price £230,000 Leasehold

TWO BEDROOM GROUND FLOOR MAISONETTE - QUIET RESIDENTIAL AREA

This two bedroom ground floor maisonette is located in a quiet residential area and benefits from spacious lounge, family bathroom, two double bedrooms, fitted kitchen leading to private rear garden, off street parking, double glazing, gas central heating and renewed lease.

Conveniently located close to local shops, schools and M4 Motorway.



Total area: approx. 46.4 sq. metres (499.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of plots, windows and fixtures are approximate and the responsibility is taken by any agent, advertiser or respondent. These plans are for illustrative purposes only and should not be relied on as a basis of a valuation or for any legal purpose. Specifics no guarantee is given on the total square footage of the property if varied 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 PlanIt.

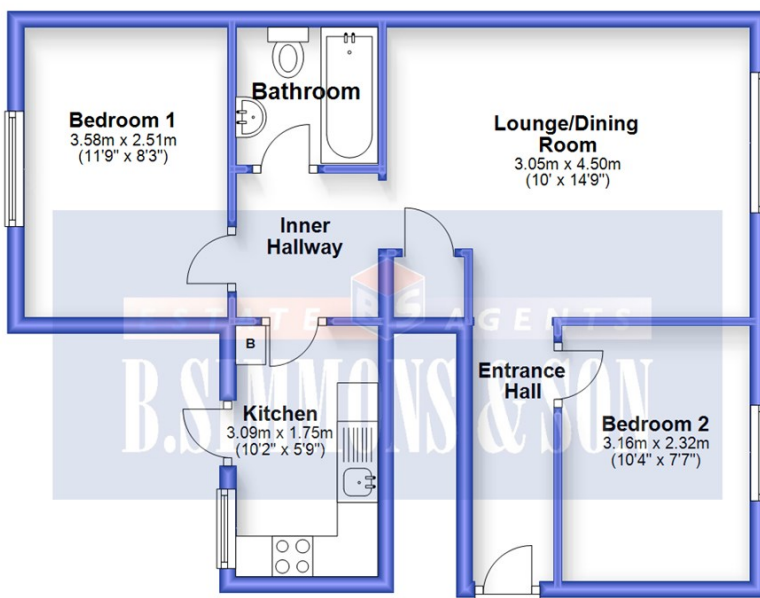


Mallard Drive, Slough, Berkshire, SL1 5BP



Ground Floor

Approx. 46.4 sq. metres (499.5 sq. feet)



Total area: approx. 46.4 sq. metres (499.5 sq. feet)

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Plan produced using PlanUp.

- Two Double Bedrooms
- GCH & DG
- Spacious Lounge/ Diner
- Private Rear Garden
- Off Street Parking
- Close to M4 Motorway
- Shops and Amenities Close by
- 165 Years Left on Lease
- Peppercorn Ground Rent - No Service Charge
- 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		71	77
		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	