



SIMMONS & SON



Topaz Close, Cippenham, SL1 2YU

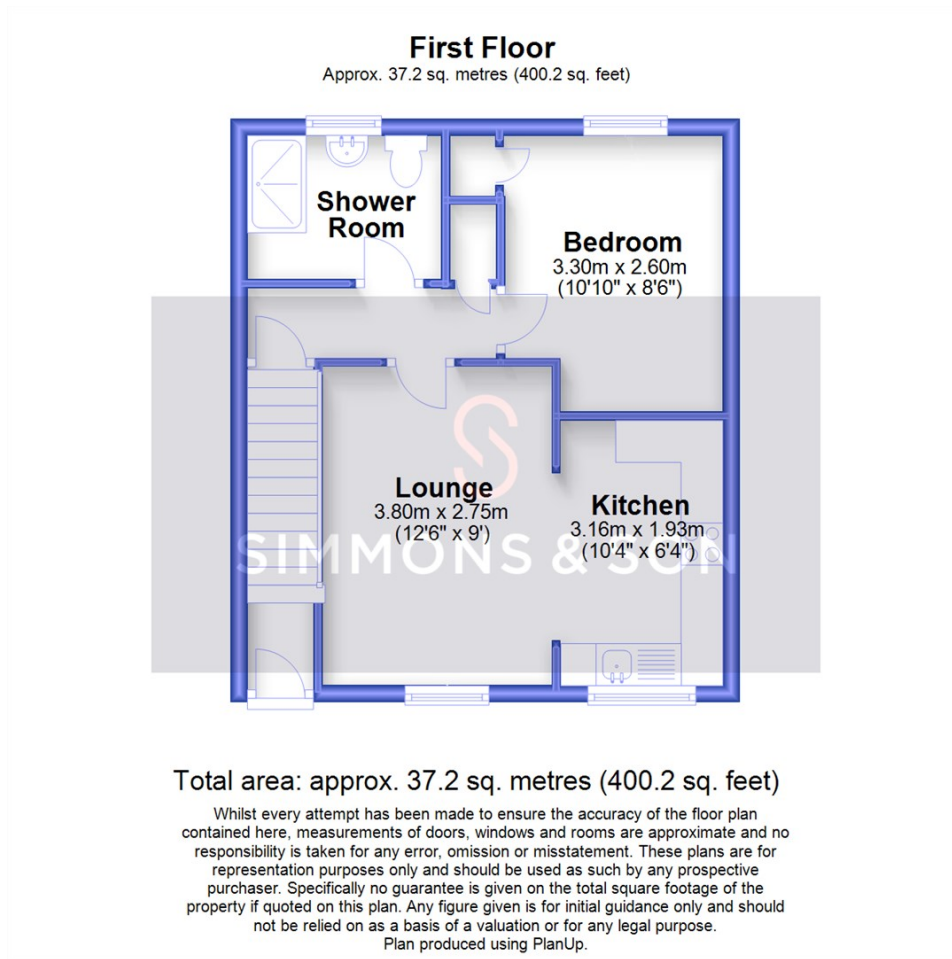
Offers In Excess Of £120,000 Leasehold

RETIREMENT PROPERTY - LONG LEASE

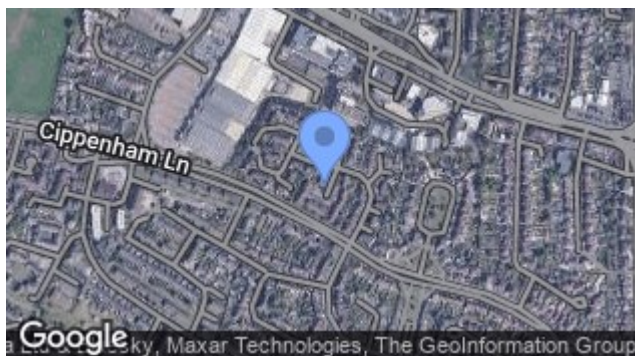
This well presented one bedroom first floor maisonette is conveniently situated in a quiet residential cul-de-sac in Cippenham close to local amenities and M4 Motorway. The property benefits from a large double bedroom, fitted kitchen, spacious lounge, shower room, electric heating, double glazing, communal garden, loft storage and warden control. This property will be sold with no onward chain.



Topaz Close, Cippenham, Berkshire, SL1 2YU



- Retirement Property Over 55's Only
- First Floor Maisonette
- Ample Storage
- Spacious Lounge
- Fitted Kitchen
- Well Presented Throughout
- Lease : 99 Years Remaining
- Service Charge : £1,776.00 per Annum
- Council Tax Band : B
- EPC : C
- Ground Rent : £0



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales	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.