



# SIMMONS & SON



**Mill Street, Slough, SL2 5FY**

**Price £220,000 Leasehold**

**TWO BEDROOM FIRST FLOOR APARTMENT- CHAIN FREE**

A modern two bedroom apartment situated 0.1 miles from Slough Mainline Station Line and Elizabeth Line and a short walk to Slough town center. Property benefits from two double bedrooms, family bathroom, master bedroom with en-suite, open plan kitchen/living, private balcony, allocated parking and no onwards chain. Ideal for first time buyers or investment purpose.



Simmons (Farnham) Ltd T/A Simmons & Son.  
Company No: 06364047, VAT Registration No: 918267306



**Ground Floor**

Approx. 54.6 sq. metres (587.4 sq. feet)



Total area: approx. 54.6 sq. metres (587.4 sq. feet)

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.

- Two Bedroom First Floor Apartment
- Master Bedroom With En-Suite
- 107 Years Remaining On Lease
- Allocated Parking Space
- No Onward Chain
- Within Minutes Walk to the Elizabeth Line Train Station
- Ideal First Time Buyer Or Investment
- Service Charge & Ground Rent - TBC
- EPC - TBC
- Council Tax Band - 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	

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			
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.