



SIMMONS & SON



Mill Street, Slough, SL2 5FY

Price £180,000 Leasehold

TWO BEDROOM FIRST FLOOR APARTMENT- CASH BUYERS ONLY

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.

Flat 29, Foundry Court Mill Street SL2 5FY

We are acting in the sale of the above property and have received an offer of £165,000.

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC rating - C



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

Ground Floor

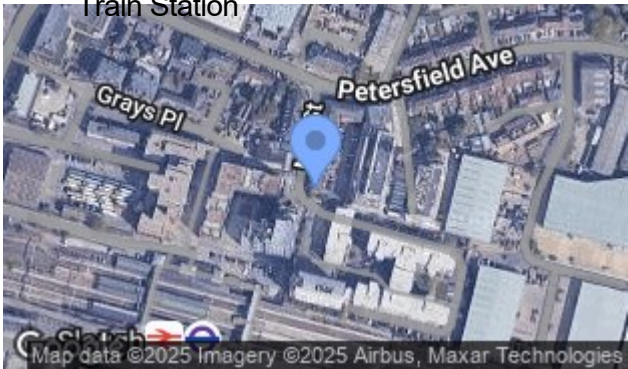
Approx. 54.6 sq. metres (587.4 sq. feet)



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 - C
- 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		
	73	81
England & Wales		
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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
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