



# SIMMONS & SON



**Grenville Close, Slough, SL1 8HG**

**£1,150 PCM**

A beautifully refurbished ground floor unfurnished property near to the heart of Burnham village. Close to schools, doctors and local shops with major supermarkets only a short drive away. The property is on the ground floor with an extensive communal garden (front and back) and private shed allocated at the rear of the property. The large double bedroom has two inbuilt wardrobes for additional storage and the bathroom and toilet are separate. The kitchen is fully equipped with an electric cooker, fridge freezer and there is a separate utility room which holds a washing machine and tumble dryer. As well as a new kitchen and bathroom/toilet the property has been fully redecorated with new flooring laid throughout. There is gas central heating and with the living room and bedroom situated at the front of the property there is opportunity to view the extensive green at the centre of Grenville close.

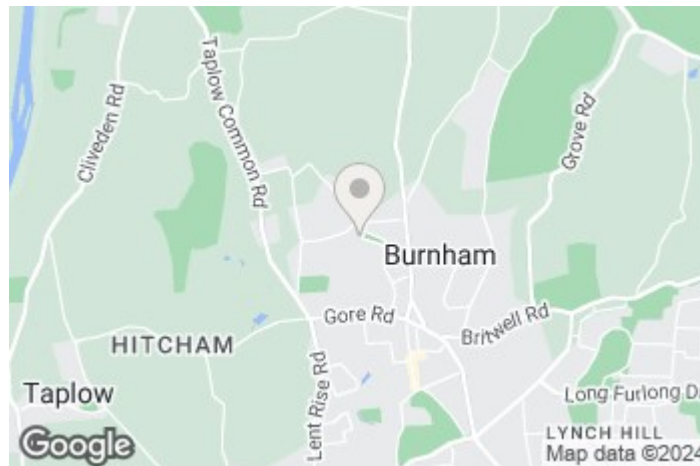
This is an ideal one bedroom property with fantastic links to London and Reading and the perfect place for you to call home and will be available from early April.



# Grenville Close, Slough, Buckinghamshire, SL1 8HG



- One bedroom ground floor
- Gas central heating with smart and water meters Double glazing
- Available from early April
- Unfurnished
- Recently refurbished
- Village green location
- EPC - D
- Five weeks rent deposit requested £1384.61
- One weeks rent reservation deposit required - £276.80
- Council tax band B £1,913.60



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	61
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	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	
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