



SIMMONS & SON



Sussex Close, Slough, SL1 1NY

Offers In Excess Of £215,000 Leasehold

IMMACULATE ONE BEDROOM APARTMENT - WITHIN WALKING DISTANCE TO SLOUGH TRAIN STATION

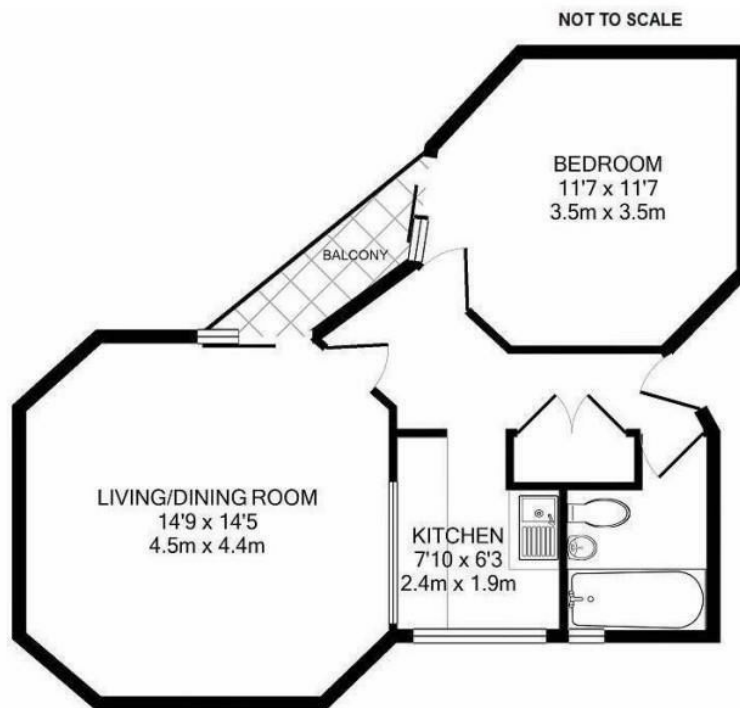
One bedroom apartment offered in immaculate condition conveniently located within walking distance to Slough town centre, train station offering links to London Paddington and close to the M4 motorway.

The property benefits from underground parking with storage cupboard, spacious lounge with access to balcony, modern fitted kitchen, double bedroom with French doors opening onto the balcony, tiled bathroom and long lease with 108 years remaining.

Viewings highly recommended.



Sussex Close, Slough, Berkshire, SL1 1NY



- One Bedroom Apartment
- Spacious Lounge/ Diner
- Underground Parking
- Fitted Kitchen
- Balcony
- Within Walking Distance to Slough Center
- Ground Rent : £1 pa
- Service Charge : £1800 pa
- EPC : C
- Council Tax : B



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		62	72
	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		