



# SIMMONS & SON



## Sandringham Court, Slough, SL1 6JU

**£1,500 PCM**

### NEAR BURNHAM STATION

Two bedroom ground floor apartment, offered unfurnished and available early June. Fabulously decorated throughout, this spacious apartment benefits from a fitted kitchen with appliances, two double bedrooms, modern bathroom, double glazing and ample residents bay parking. Ideally located 2 minutes walk from Burnham station, providing direct access into central London/Reading, the property is also within walking distance of Burnham Grammar school and local amenities.



# Sandringham Court, Slough Slough, Berkshire, SL1 6JU



- Two Bedroom
- Electric heating
- Double glazed
- Available early July
- 2 min walk to Burnham train station
- Close to local shops and amenities
- One weeks rent reservation deposit required - 346.15
- Five week deposit required - £1730.76
- Council tax band B - £1697.33
- EPC: D



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	80
		59	

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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	