



SIMMONS & SON



Stafford Avenue, Slough, SL2 1AT

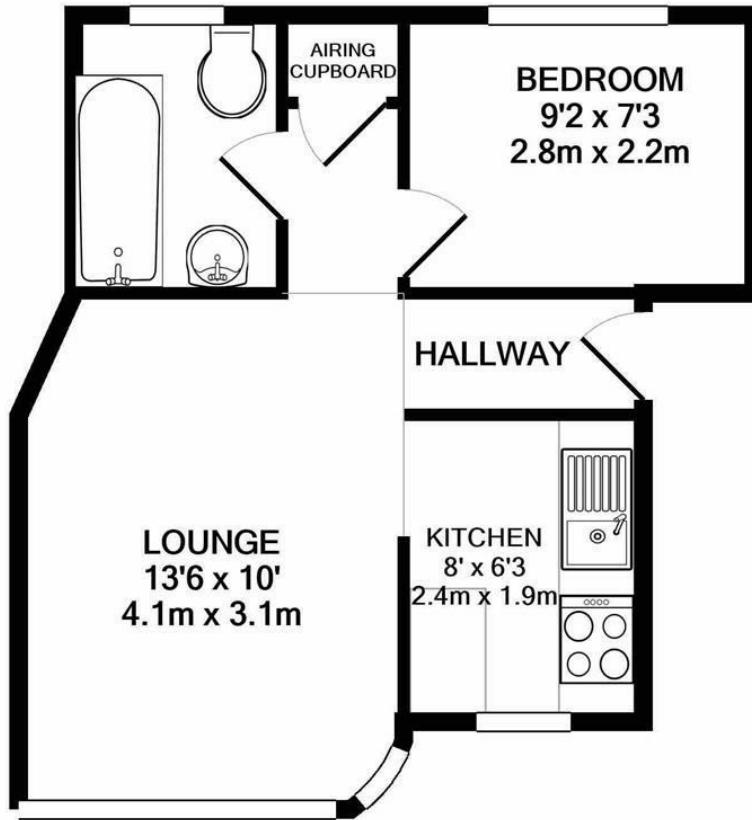
Price £165,000 Leasehold

Welcome to Stafford Avenue, Slough, Berkshire - a conveniently located property with great potential and a 900+ year lease!

Although this first floor maisonette requires refurbishment, it presents an ideal investment opportunity for those with a vision. The location in Slough, Berkshire, provides easy access to amenities, transport links, and green spaces, making it a desirable spot for both residents and investors.

Don't miss out on the chance to put your stamp on this property and turn it into a gem in the heart of Slough. Whether you're looking to create a cosy retreat for yourself or seeking a promising investment opportunity, this maisonette on Stafford Avenue could be the perfect fit for you. Book a viewing today and explore the potential that this property holds!

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TOTAL APPROX. FLOOR AREA 344 SQ.FT. (32.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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- One Bedroom First Floor Maisonette
- Fully Fitted Kitchen
- Gas Central Heating
- Long Lease with £250 pa rising GR & £0 Service Charge
- Requires Refurbishment
- Close to Local Schools
- No Onward Chain
- Private Rear Garden
- EPC: D
- Council Tax : B £1697.33



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			
		68	76
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			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		69	81
England & Wales		EU Directive 2002/91/EC	