



SIMMONS & SON



The Normans, Slough, SL2 5TU

Offers In Excess Of £216,000 Leasehold

Nestled in the charming area of The Normans in Wexham, Slough, this modern upper maisonette is a gem waiting to be discovered. Boasting a spacious reception room, a cosy bedroom, and a well-appointed bathroom, this property is perfect for those seeking a comfortable and convenient living space.

With a modern open-plan kitchen, this maisonette offers a stylish and functional layout, ideal for both relaxing and entertaining. The shared garden provides a lovely outdoor space to enjoy some fresh air, while the off-road parking for two vehicles ensures that parking will never be a hassle.

Located close to schools and Wexham Park Hospital, this property is perfect for families or healthcare professionals looking for a convenient commute. With excellent transport links to the motorway and Slough town centre, getting around is a breeze.

Don't miss out on the opportunity to make this charming maisonette your new home. Book a viewing today and experience the comfort and convenience that this property has to offer.

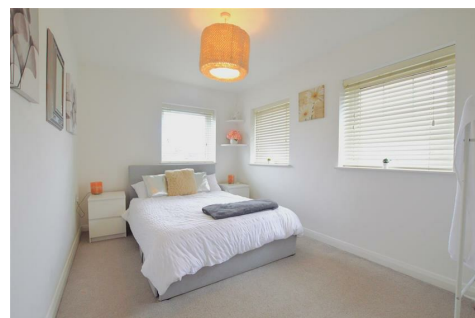


Total area: approx. 46.9 sq. metres (504.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of walls, windows and fixtures are approximate and the responsibility is taken for any error, omission or misstatement. These plans are for illustrative purposes only and should not be relied on for any practical purposes. Specifics not guaranteed to be given on the total square footage of the property if agreed 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 purposes. Plan produced using PlanIt.

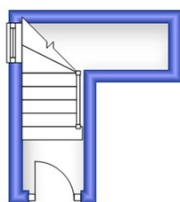


The Normans, Wexham Slough, Berkshire, SL2 5TU



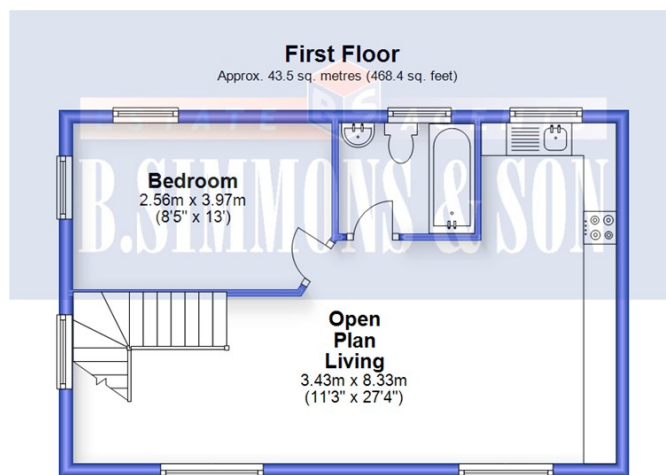
Ground Floor

Approx. 3.3 sq. metres (36.1 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



Total area: approx. 46.9 sq. metres (504.4 sq. feet)

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Plan produced using PlanUp.

- Modern First Floor Maisonette
- One Bedroom
- 111 Years Remaining on Lease
- Quiet Residential Area
- Close to Local Amenities
- Open Plan Kitchen
- GCH & DG
- Off Road Parking
- Council Tax Band: B
- EPC: B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	75
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B		81	81
(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	