



SIMMONS & SON



The Normans, Slough, SL2 5TU

Offers In Excess Of £200,000 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.

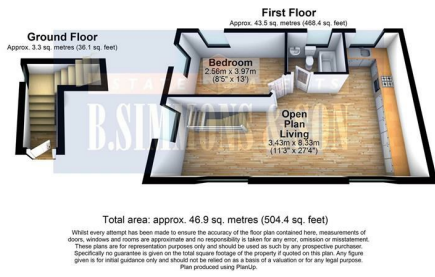
With a modern open-plan kitchen, this maisonette offers a stylish and functional layout, ideal for both relaxing and entertaining. Off-road parking for two vehicles ensures that parking will never be a hassle.

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.

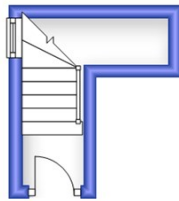
Don't miss out on the opportunity to make this charming maisonette your new home. Book a viewing today and experience the comfort and convenience that this property has to offer.



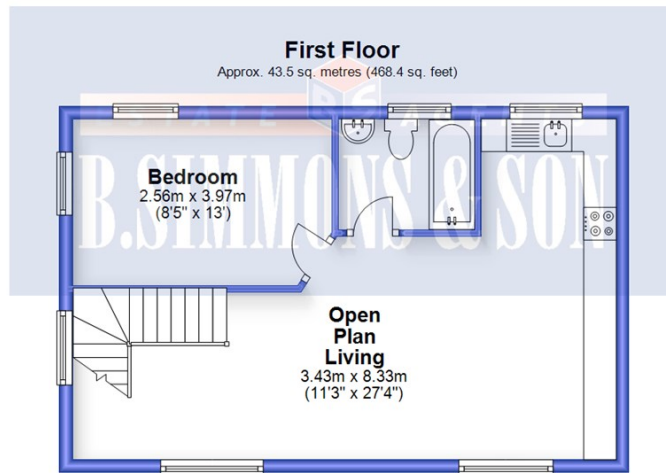
The Normans, Wexham Slough, Berkshire, SL2 5TU



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)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted 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 purpose. 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	

These particulars are intended as a general guide only and do not constitute any part of an offer or contract. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility. Intending purchasers or tenants should satisfy themselves as to the accuracy of all statements and representations before entering into any agreement. We have not carried out a survey or checked the services, appliances or fixtures and fittings. Room dimensions should not be relied upon for carpets or furnishings. No employee or partner of B Simmons & Son has authority to make or give any representation or warranty in relation to the property. All negotiations for this purchase must be made through B Simmons & Son.