



SIMMONS & SON



High Street, Slough, SL1 1NB

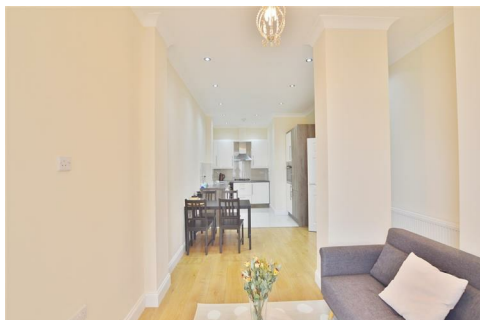
Offers In Excess Of £180,000 Leasehold

This delightful flat, situated above a coffee shop, offers a cosy retreat with its 1 reception room, 1 bedroom, 1 bathroom and balcony, perfect for a single professional or a couple looking for a convenient urban lifestyle.

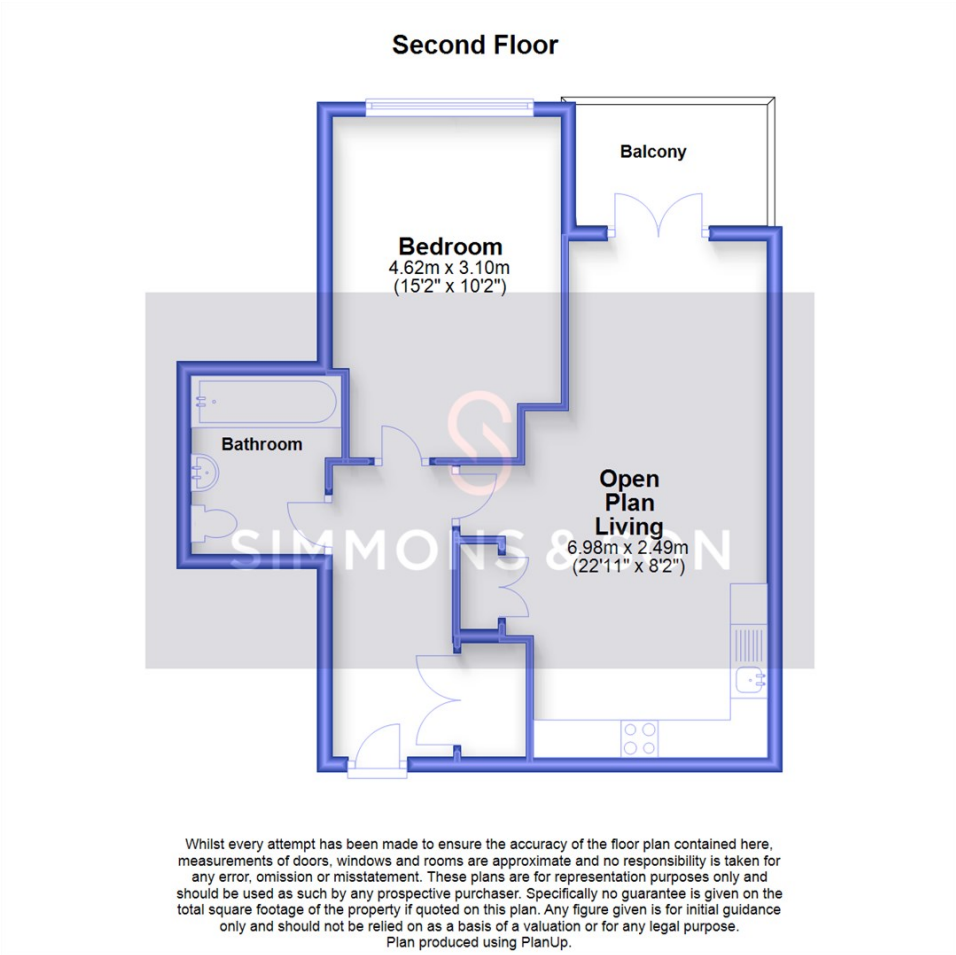
Spanning 538 sq ft, this property boasts a well-designed layout that maximises space and functionality. The inclusion of furniture and appliances in the sale means you can move in hassle-free and start enjoying your new home from day one.

For those who commute to London for work or leisure, the proximity to the Elizabeth Line offers a convenient and efficient transportation option, making travel into the city a breeze. Whether you work in London or simply enjoy exploring the capital, this location provides easy access to all that the city has to offer.

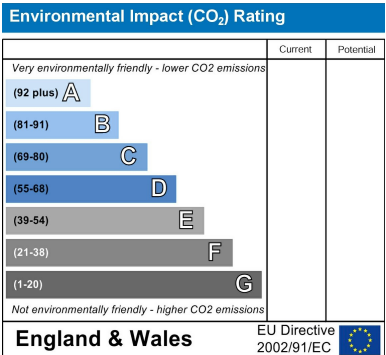
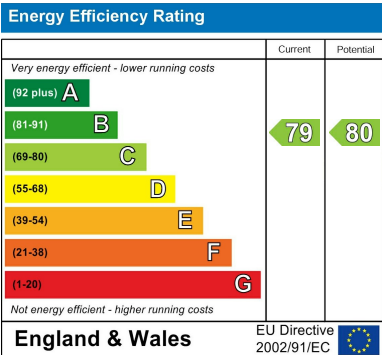
With a long lease in place, this property is not only a comfortable home but also a fantastic buy-to-let opportunity for investors looking to expand their portfolio. The central location, modern amenities, and transport links make it an attractive option for potential tenants, ensuring a steady rental income for the savvy investor.



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- One Bedroom Town Centre Apartment
- Chain Free
- SOLD AS SEEN
- Long 241 Year Lease
- Gas Central Heating
- GR £250 PA & SC: £1,300 PA
- Balcony
- Slough Borough Council Tax Band: B £1697.33 PA
- Ideal for Commuters
- EPC: C



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.