



# SIMMONS & SON



## Holmedale, Slough, SL2 5RJ

**Price £120,000 Leasehold**

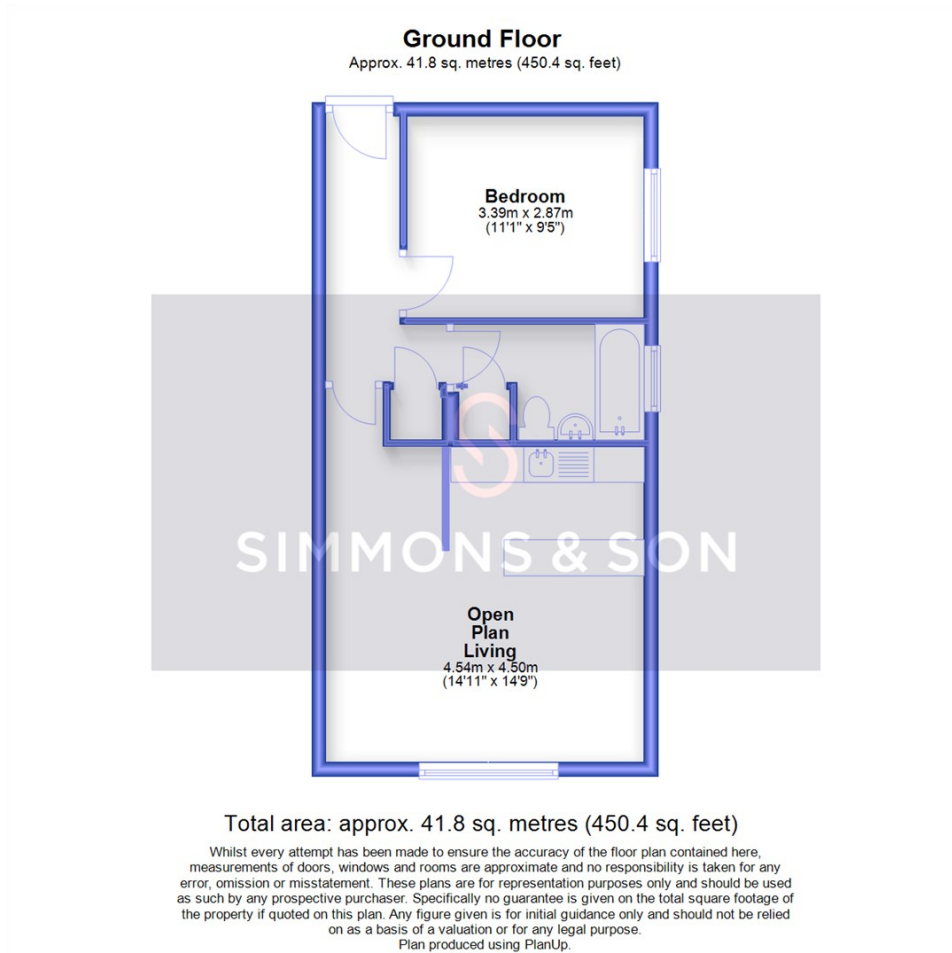
One-bedroom ground floor maisonette located in the picturesque area of Holmedale, Wexham, Slough. This property offers a fantastic opportunity for cash buyers looking to create their dream home as it requires refurbishment, allowing you to put your personal touch on every detail.

The property comprises open plan kitchen / reception room that is perfect for relaxing or entertaining guests. The bedroom provides a peaceful retreat, ideal for unwinding after a long day. The property also features a well-maintained bathroom.

The communal gardens provide a lovely outdoor space where you can enjoy the fresh air and relax amidst nature.

With Slough Rail Station just 1.39 km away, commuting to work or exploring the surrounding areas is a breeze. This property is not just a home; it's a lifestyle opportunity waiting for you to make it your own. Don't miss out on the chance to transform this maisonette into the home you've always dreamed of.

# Holmedale, Wexham Slough, Berkshire, SL2 5RJ



- Spacious One Bedroom Ground Floor Maisonette
- Cash buyers only - Requires Refurbishment
- Communal Gardens
- Allocated Parking Space
- Slough Rail Station Just 1.39 km Away
- No Onward Chain
- Service Charge / Ground Rent
- Lease : 52 Years Remaining
- Council Tax Band : B
- EPC : D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		62	76
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
		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.