



SIMMONS & SON



Railway Terrace, Slough, SL2 5FQ

Offers In Excess Of £290,000 Leasehold

Welcome to this charming 2-bedroom apartment located in the heart of Railway Terrace, Slough. This purpose-built flat boasts a cosy reception room, perfect for relaxing or entertaining guests.

The property features two well-appointed bedrooms, ideal for a small family or professionals looking for a comfortable living space. The bathroom is modern and well-maintained, offering convenience and style.

This apartment is in immaculate condition, ready for you to move in and make it your own. The interior is tastefully designed, creating a warm and inviting atmosphere for you to enjoy.

One of the standout features of this property is its great transport links. Whether you prefer to travel by train, bus, or car, you'll find easy access to various modes of transportation, making your daily commute a breeze.

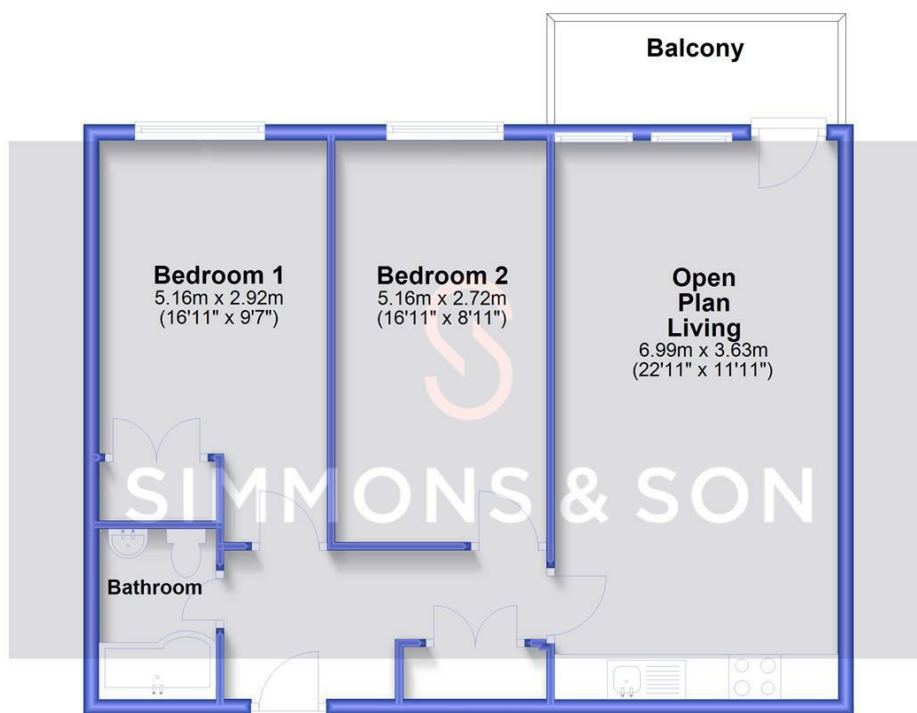
Don't miss out on the opportunity to own this lovely apartment in a convenient location. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.



Railway Terrace, Slough, Berkshire, SL2 5FQ

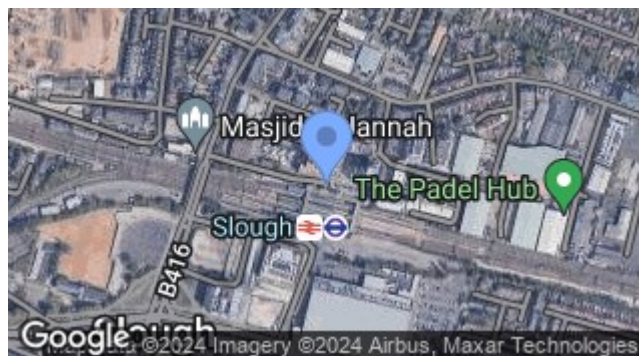


First Floor



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.

- Two Bedroom First Floor Apartment
- 10 Minute Walk To Slough Town Centre
- Beautifully Presented
- 30 Minutes to Heathrow Airport by Train
- Within Minutes Walk to the Elizabeth Line Train Station
- Undergoing Cladding Improvements Under Grant
- Ground Rent £250 Per Annum
- Service Charge £200.22 Per Month
- Council Tax Band- C
- EPC-B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		83	83
(69-80) C			
(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			
(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.