



# SIMMONS & SON



## Lincoln Way, Slough, SL1 5RG

**Price £92,500 Leasehold**

ONE BEDROOM MODERN APARTMENT - 50% SHARED OWNERSHIP

This one bedroom apartment is situated a short walk from Burnham train station's - Elizabeth Line to London, also conveniently located close to Slough Trading Estate, the M4 motorway and offers excellent public transport links into Slough town centre. The property is beautifully presented throughout and benefits from double bedroom, spacious open plan kitchen/ lounge, secure gated parking and communal gardens.

Viewings highly recommended to appreciate the value and quality of accommodation on offer.

LEASEHOLD. We are advised that the current owner pays a total of £473.12 per month which covers the rent payable on the outstanding 50% own by the Home Group, Ground Rent, Service Charge & Building Insurance. We are advised by the vendor that the property is held on an original lease of 99 years commencing from 2009.

### Additional Information

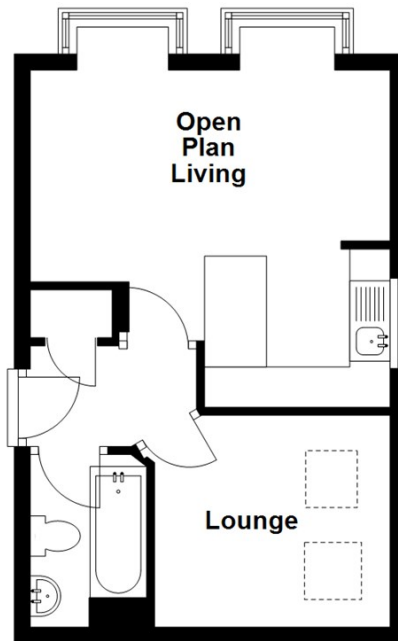
Any prospective purchaser's will have to undertake an assessment via the Home Group Organisation, further details upon request.



# Lincoln Way, Slough, Berkshire, SL1 5RG



## Second 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.

- One Bedroom Modern Apartment
- Secure Gated Parking
- 50% Shared Ownership
- Rent, Service Charge, Buildings Insurance & Ground Rent - £473.12 per month
- Within Walking Distance to Burnham Train Station
- Lease - 88 Years Remaining
- Spacious Kitchen/ Lounge
- Council Tax Band : C
- Communal Gardens
- EPC : C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		80	80
England & Wales		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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	