



SIMMONS & SON



Canterbury Avenue, Slough, SL2 1DY

Offers In Excess Of £160,000 Leasehold

Welcome to this charming studio maisonette located on Canterbury Avenue in the heart of Slough. This upper maisonette boasts a cosy reception room/ bedroom, perfect for relaxing after a long day.

One of the standout features of this property is the absence of any service charge or ground rent, making it a hassle-free investment. With off-street parking available, you'll never have to worry about finding a space after a busy day.

Enjoy the peace of mind that comes with a leasehold property, as this maisonette offers an impressive 925 years remaining on the lease. The location is ideal, being close to local shops and amenities, ensuring that everything you need is within easy reach.

Don't miss out on this fantastic opportunity to own a delightful studio maisonette in a convenient and sought-after location. Contact us today to arrange a viewing and make this property your new home!



Canterbury Avenue, Slough, Berkshire, SL2 1DY



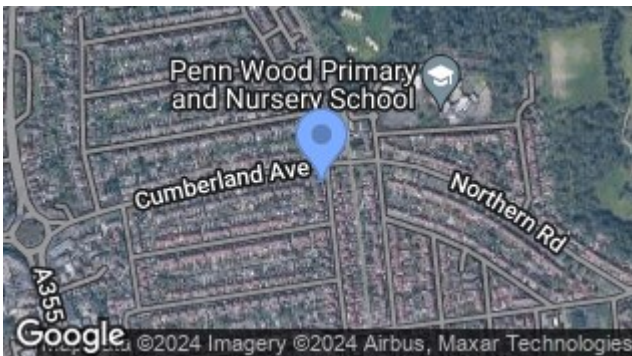
First Floor



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.

- Spacious Studio Maisonette
- 925 Years Remaining on Lease
- Close to Local Shops & Amenities
- Off Street Parking
- £0 Service Charge / £0 Ground Rent
- GCH & DG
- Council Tax Band : A
- EPC : TBC



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			
		65	75
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.