



SIMMONS & SON



Stafford Avenue, Slough, SL2 1AT

Offers In Excess Of £175,000 Leasehold

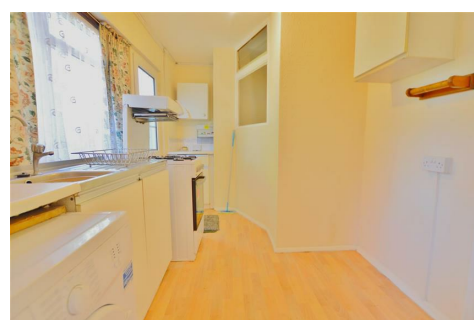
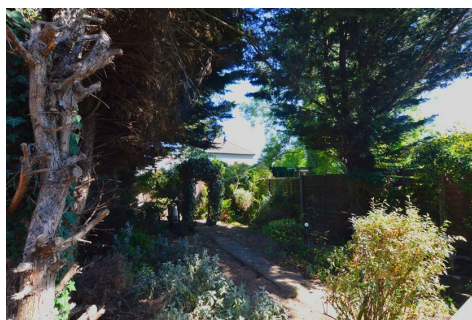
Welcome to this charming one-bedroom ground floor maisonette located on Stafford Avenue in the heart of Slough. This property boasts a cozy reception room, perfect for relaxing after a long day. The bedroom offers a peaceful retreat, and the bathroom provides convenience and comfort.

Situated in a prime location close to Farnham Road, this maisonette is ideal for those seeking an investment opportunity or looking to take their first step onto the property ladder. While the property is in good condition, it offers the potential for modernization, allowing you to put your personal touch on this lovely space.

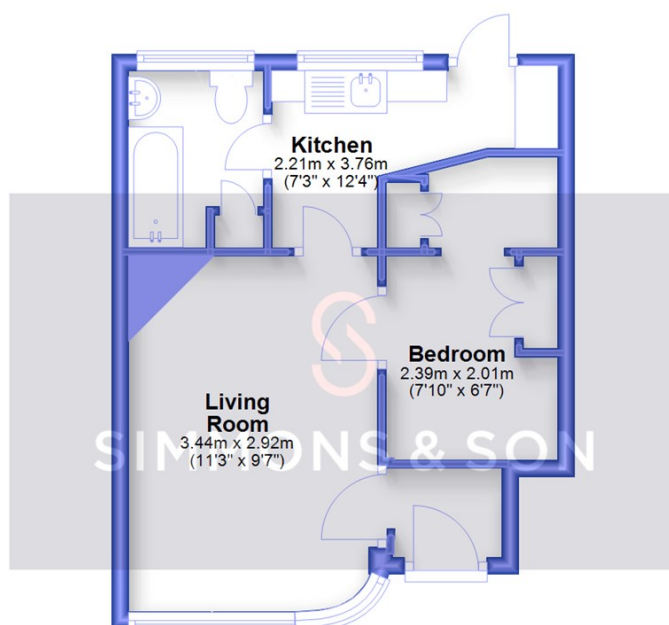
Don't miss out on the chance to own this delightful maisonette in a sought-after area. Whether you're a first-time buyer or an investor, this property has great potential to become a wonderful home. Contact us today to arrange a viewing and start envisioning the possibilities that this property holds for you.



Stafford Avenue, Slough, Berkshire, SL2 1AT



Ground 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 Ground Floor Maisonette
- Close to Local Schools
- No Onward Chain
- Private Front & Rear Garden
- Long Lease : 925 Years Remaining
- Requires Modernisation
- Fully Fitted Kitchen
- No Service Charge/ No Ground Rent
- Council Tax Band-B
- EPC-E



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			
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			
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Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		