



SIMMONS & SON



Braemar Gardens, Slough, SL1 9DD

Offers In Excess Of £140,000 Leasehold

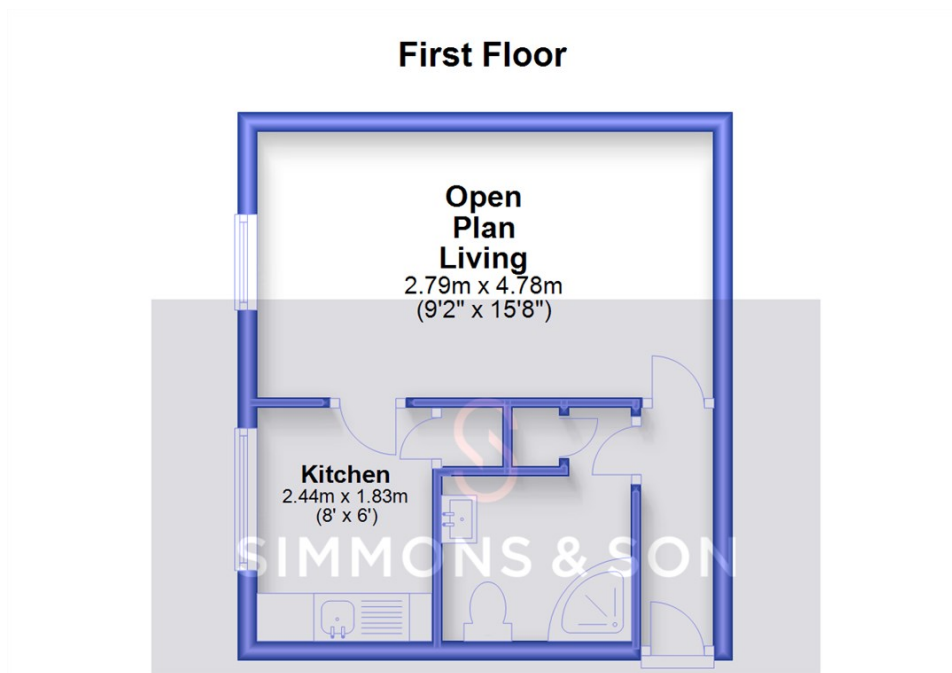
Spacious studio apartment located in Cippenham. This property boasts a convenient location with easy access to local shops and excellent transport links, making it an ideal choice for those seeking a comfortable and well-connected living space.

With a allocated parking space, this studio apartment offers both convenience and practicality.

Whether you're a first-time buyer, a young professional, or looking for a great investment opportunity, this property ticks all the boxes. Don't miss out on the chance to own a cozy and well-maintained property in this popular area. Contact us today to arrange a viewing and make this apartment your new home sweet home.



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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 Flat
- Allocated Parking
- Excellent Transport Links
- First Floor
- Electric Heating
- Double Glazing
- Fully Fitted Kitchen
- Close to Local Schools
- Council Tax- B
- 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			
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		