



SIMMONS & SON



Hawthorne Crescent, Slough, SL1 3NL

Offers In Excess Of £175,000 Leasehold

Welcome to Hawthorne Crescent, Slough - a charming location for this delightful one-bedroom apartment! Situated in a purpose-built flat, this property boasts a reception room, perfect for entertaining guests or relaxing after a long day.

As you step inside, you'll be greeted by a well-maintained living space that exudes comfort and style. The bedroom offers a cozy retreat, ideal for a good night's sleep.

One of the highlights of this property is the loft space, which can be easily transformed into a home office, providing a quiet and productive environment to work from home.

This apartment is in immaculate condition, ensuring that you can move in hassle-free and start enjoying your new home right away. Whether you're a first-time buyer, a young professional, or looking for a smart investment opportunity, this property offers great potential.

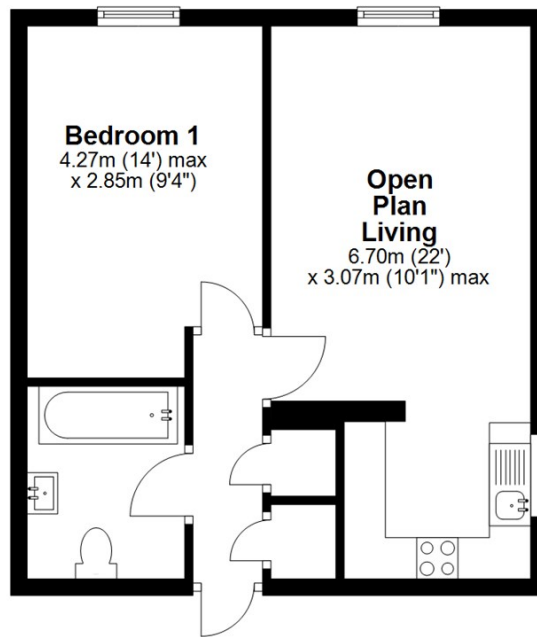
Don't miss out on the chance to make Hawthorne Crescent your new address - book a viewing today and experience the charm and convenience this property has to offer!



Hawthorne Crescent, Slough, Berkshire, SL1 3NL



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.

- One Bedroom First Floor Apartment
- Immaculate Condition
- Two Allocated Parking Spaces
- Close to Slough Town Centre
- Refitted Open Plan Kitchen & Bathroom
- Service Charge: £50
- Long Lease 94 Years Remaining
- Close to the Elizabeth Line Train Station
- EPC: C
- Council Tax Band: C
- PCM Ground Rent: £63 Quartley



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	