



# SIMMONS & SON



## Sussex Place, SL1 1NF

### Price £175,000 Leasehold

We're delighted to offer this well presented one-bedroom first-floor apartment located in the heart of Sussex Place, Slough. This delightful flat, part of a converted building, boasts a lovely Juliet balcony, open planned living space and long lease of 150 years!

Situated within walking distance to the Slough Train Station, this property offers convenient access to Central London, making it ideal for commuters or those who enjoy exploring the city. The residents' parking ensures you always have a place to park your car hassle-free.

With one reception room/ kitchen, one double bedroom, and one bathroom, this apartment is cosy and easy to maintain. The proximity to local shops means you'll have everything you need right at your doorstep.

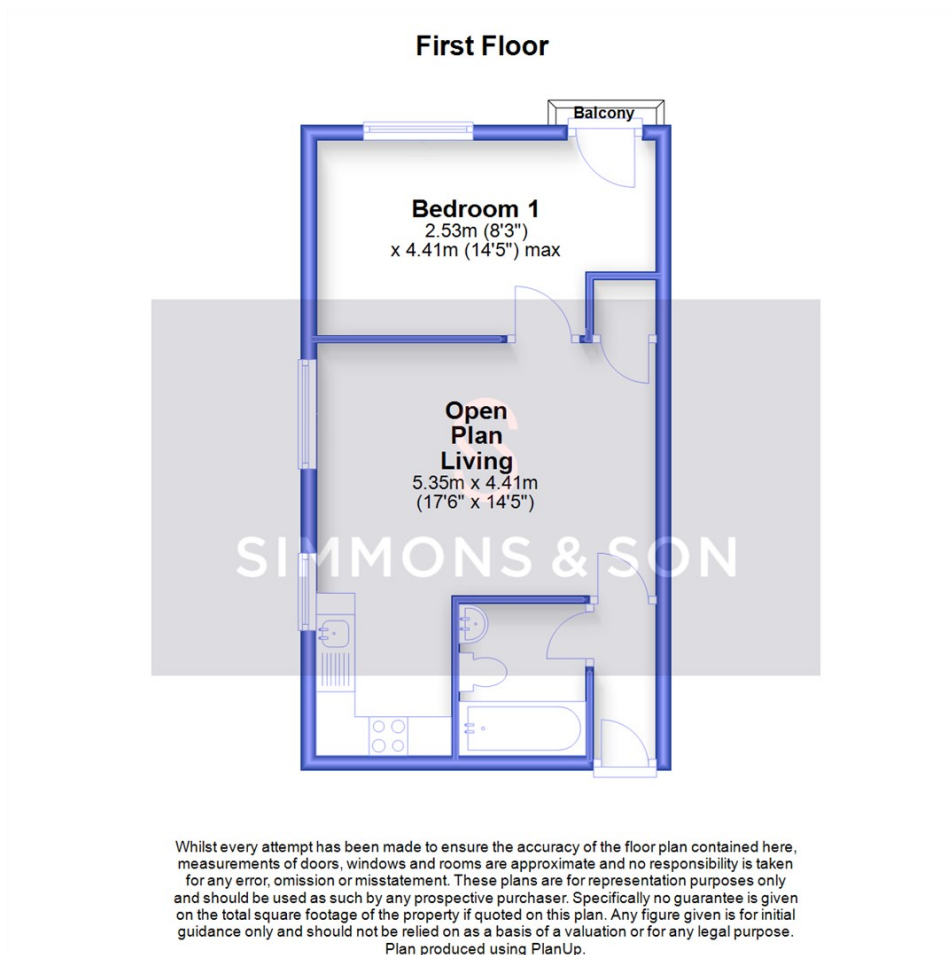
Don't miss the opportunity to own or rent this lovely flat in a convenient location with great transport links and local amenities. Book a viewing today and envision yourself living in this comfortable and well-connected space.

Great opportunity for investors, tenants in situ currently paying £1,025 pcm.





# Sussex Place, Slough , Berkshire, SL1 1NF



- First Floor One Bedroom Apartment with Juliet Balcony
- Open Plan Living Area
- Residents Parking
- Conveniently Located in Slough Town Centre
- Tenants in situ currently paying £1,025 pcm
- GCH & DG
- Lease : 150 Years Remaining
- Service Charge : £2,430 per annum / Ground Rent : £0
- Council tax Band B - £1573.78
- EPC - D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>77</b>

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	<b>64</b>

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.