



**SIMMONS & SON**



**Lancaster Avenue, Slough, SL2 1AX**

**Offers In Excess Of £270,000 Leasehold**

**LARGE TWO BEDROOM MAISONETTE - LONG LEASE**

Located in a quite residential road is this two bedroom first floor maisonette. Presented in good order throughout the property has been improved and benefits from a fitted kitchen and bathroom, large private rear garden, off road parking for one vehicle and a long lease of around 925 years. Viewings Highly recommended.



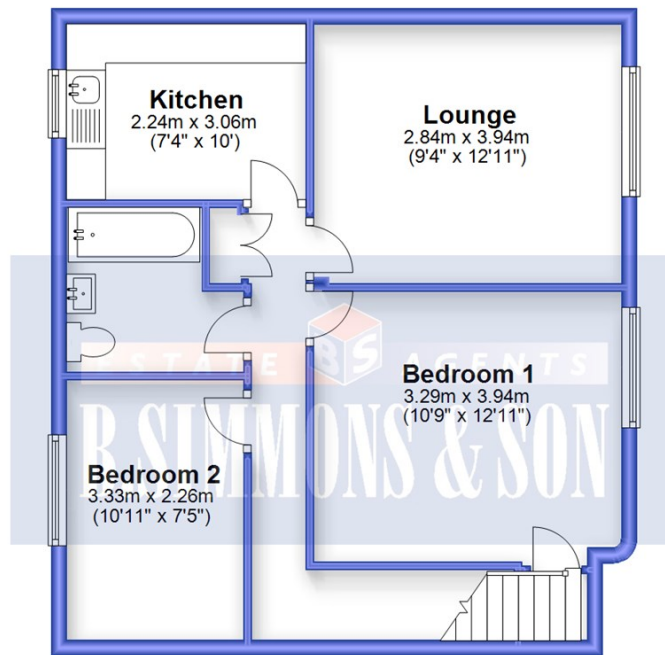


# Lancaster Avenue, Slough, Berkshire, SL2 1AX



## Ground Floor

Approx. 53.7 sq. metres (577.9 sq. feet)



Total area: approx. 53.7 sq. metres (577.9 sq. feet)

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.

- Two Bedroom First Floor Maisonette
- Private Rear Garden
- Driveway Parking
- Approx 925 Years Remaining on Lease
- Local Schools Within Walking Distance
- Close to Local Amenities
- GCH & DG
- Council Tax Band : B
- Lease : 925 Years Remaining on Lease
- EPC : D



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			
		67	78
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	