



SIMMONS & SON



Franklin Avenue, Slough, SL2 1DQ

Offers In Excess Of £150,000 Leasehold

Welcome to this ground floor studio flat located on Franklin Avenue in the heart of Slough. This purpose-built flat, built in 1985, offers a cosy living space that is perfect for a single professional or a couple looking to start their journey on the property ladder.

As you step into this property, you are greeted by a well-maintained space that boasts a reception room/ bedroom, and a bathroom, providing all the essentials for comfortable living. The flat is in good condition, ensuring that you can move in hassle-free and start enjoying your new home from day one.

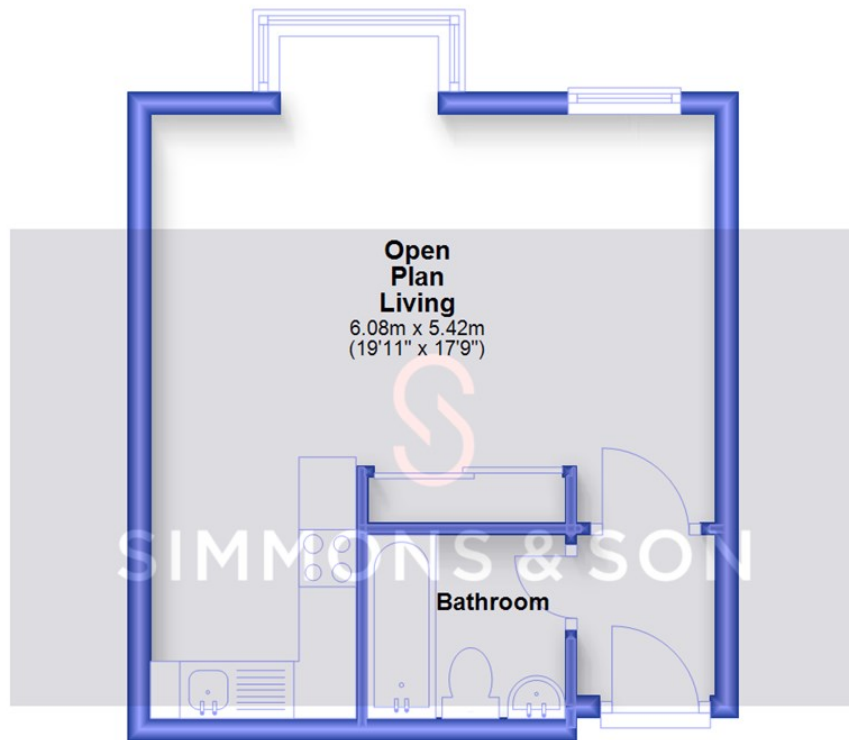
Situated close to Farnham Road, this flat benefits from a convenient location with easy access to local amenities, shops, and transport links. Whether you're looking for a place to call home or an investment opportunity, this property ticks all the boxes.

Don't miss out on the chance to own a piece of real estate in this thriving area of Slough. This flat presents an ideal investment opportunity for those looking to expand their property portfolio or for first-time buyers eager to step onto the property ladder. Book a viewing today and discover the potential that this flat on Franklin Avenue has to offer.



Simmons (Farnham) Ltd T/A Simmons & Son,
Company No: 06364047, VAT Registration No: 918267306

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.

- Ground Floor Studio Apartment
- Conveniently Located Close to Farnham Road Amenities
- Excellent Transport Links
- Lease - 88 Years Remaining
- DG & Electric Heating
- Ample Parking
- No Onward Chain
- Service Charge £1,717 p.a - Ground Rent - £150 p.a
- Council Tax- B
- EPC- TBC



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	

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.