



# SIMMONS & SON



**Sandown Road, Slough, SL2 1TU**

**Offers In Excess Of £200,000 Leasehold - Share of Freehold**

**SHARE OF FREEHOLD - IMMACULATE CONDITION & CLOSE TO BURNHAM TRAIN STATION**

Simmons & Son are pleased to bring to the market this modern one bedroom first floor property, close to local amenities and ideally located near to the Slough trading estate. Benefits include spacious lounge/diner, bathroom suite, gas central heating, double glazing and allocated parking space. Further benefits include ample loft storage, new bedroom carpet, built in storage, renewed 999 year lease and share of freehold. Being a short walk to Burnham train station - Elizabeth Line this property is also conveniently located to the M4 motorway and offers excellent public transport links into Slough town centre. Viewings highly recommended to appreciate the quality of accommodation on offer.



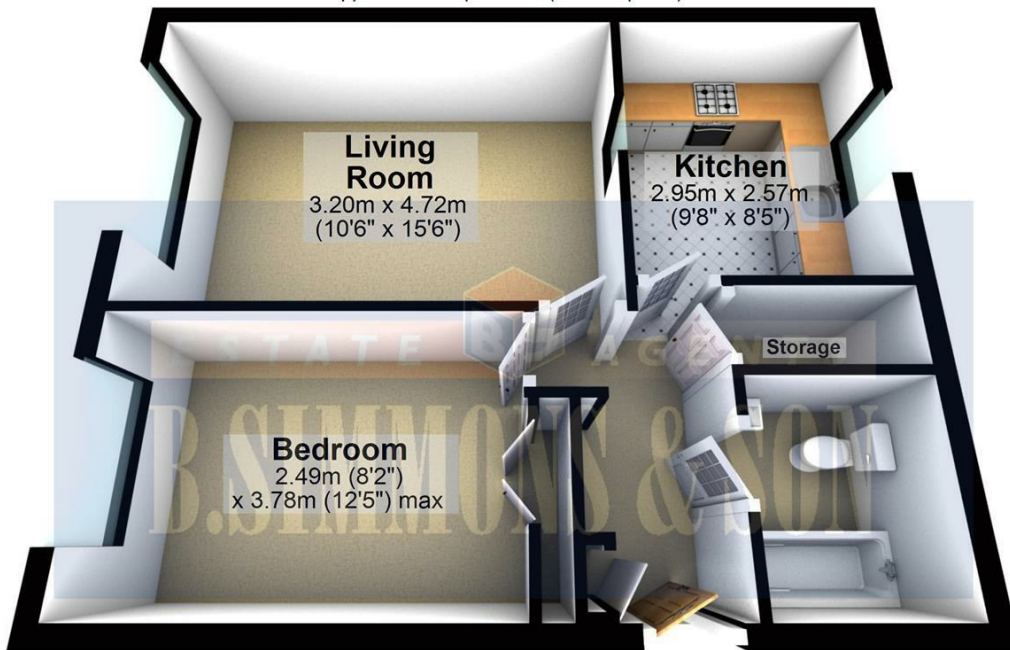


# Sandown Road, Slough, Berkshire, SL2 1TU



## First Floor

Approx. 43.5 sq. metres (468.1 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.

- One Bedroom First Floor Maisonette
- Beautifully Presented
- Walk to Burnham Train Station
- Secure Entry System
- Allocated Parking
- Viewings Recommended
- 999 Year Lease & Share of Freehold
- GR: £5.50 per annum & SC: £984.31 per annum
- Council Tax Band: 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		75	77
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			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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EU Directive 2002/91/EC			