



SIMMONS & SON



Elmshott Lane, Berkshire, SL1 5QZ

£1,250 PCM

Two-bedroom flat located on Elmshott Lane in the picturesque area of Cippenham, Berkshire.

Upon entering the property, you are greeted by a cosy reception room, perfect for relaxing or entertaining guests. The flat boasts two bedrooms, providing ample space for a small family, a couple, or even for those who desire a guest room or home office.

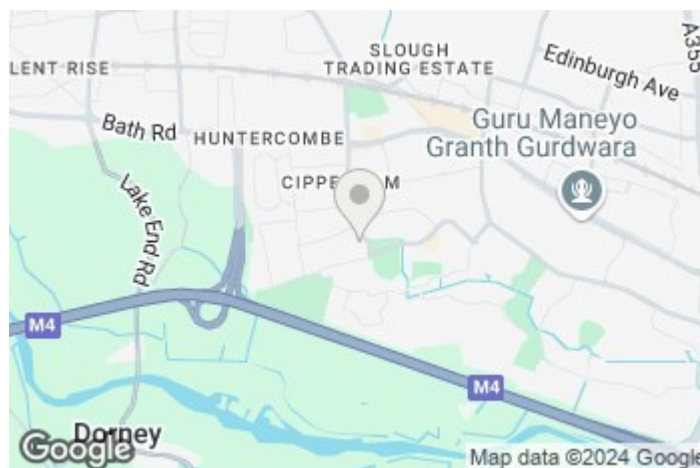
The fitted kitchen is a standout feature of this property, offering a modern and functional space to prepare delicious meals. The double-glazed windows not only enhance the energy efficiency of the flat but also provide a peaceful environment by reducing external noise.

One of the highlights of this property is the access to communal gardens, where you can unwind, enjoy a morning coffee, or simply bask in the beauty of nature. Additionally, being close to local shops and amenities adds convenience to your daily life, making errands and shopping a breeze.

Don't miss the opportunity to make this lovely flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience that this property has to offer.

Elmshott Lane, Cippenham Berkshire, SL1 5QZ

- Available 4th October
- First floor / No lift
- EPC - D
- Council tax - Band B -£1697
- Two bedroom
- Off street parking
- One week reservation deposit required -£ 288.46
- Gas central heating/ Double glazed
- Close to local shops and ammenties
- Five week deposit required - £1442



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	65
(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		56	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	