



# SIMMONS & SON



## Bells Hill Green, Slough, SL2 4BZ

### Price £290,000 Leasehold

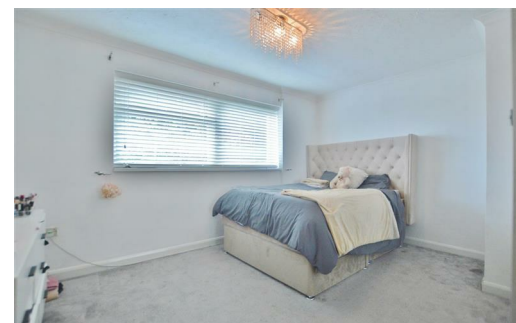
Welcome to this charming property located in the heart of Bells Hill Green, Slough. This delightful upper maisonette offers a cosy retreat with its 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal choice for first-time buyers looking for a comfortable and convenient home.

Step inside this lovely first-floor maisonette and you'll be greeted by a warm and inviting atmosphere that is ready to move into. The property boasts a well-proportioned reception room, perfect for relaxing or entertaining guests. The 2 bedrooms provide ample space for a small family or guests, ensuring everyone has their own comfortable sanctuary.

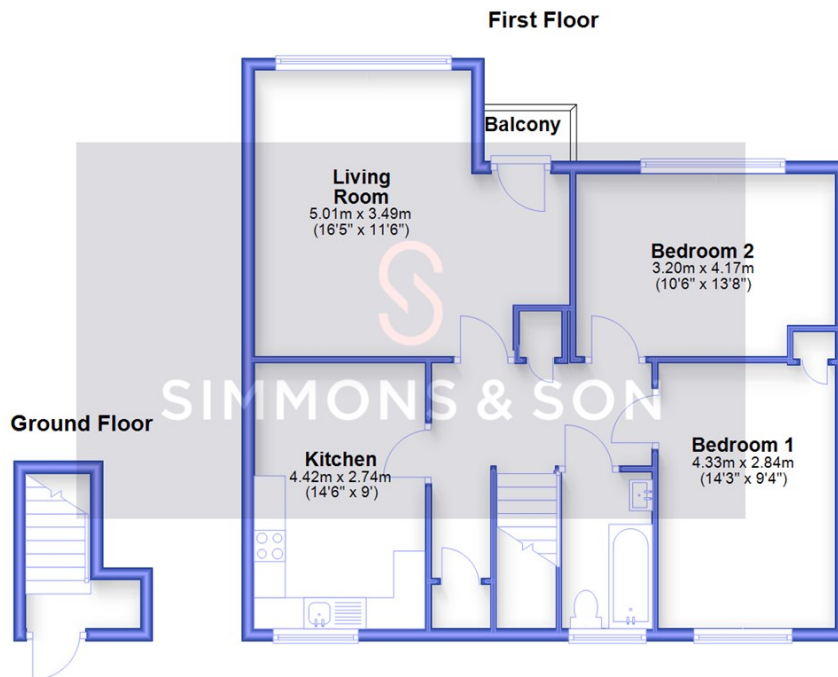
The bathroom offers a convenient space to unwind and rejuvenate after a long day. With its practical layout and modern amenities, this property is designed to cater to your everyday needs effortlessly.

Located close to local schools and amenities, this maisonette offers the perfect blend of tranquillity and convenience. Whether you're looking to enjoy a peaceful evening at home or explore the vibrant surroundings, this property provides the best of both worlds.

Don't miss out on the opportunity to make this charming maisonette your new home. Contact us today to arrange a viewing and take the first step towards owning your dream property in Bells Hill Green, Slough.



# Bells Hill Green, Stoke Poges Slough, Buckinghamshire, SL2 4BZ



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.

- Immaculate Two Bedroom First Floor Maisonette
- Close to Wexham Park Hospital
- No Onward Purchase
- Ground Rent : £10 Per Annum & Service Charge: £62 Monthly
- Spacious Lounge/ Diner
- GCH & DG
- Modern Fitted Kitchen & Bathroom
- EPC: C
- Close to Local Schools & Amenities
- Council Tax Band: C



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		

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		

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.