



SIMMONS & SON



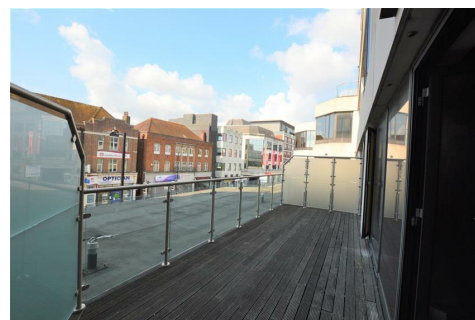
55-57 High Street, Slough, SL1 1DZ

Offers In Excess Of £200,000 Leasehold

THIS IS AN APARTMENT NOT TO BE MISSED, CALLING ALL INVESTORS AND FIRST TIME BUYERS

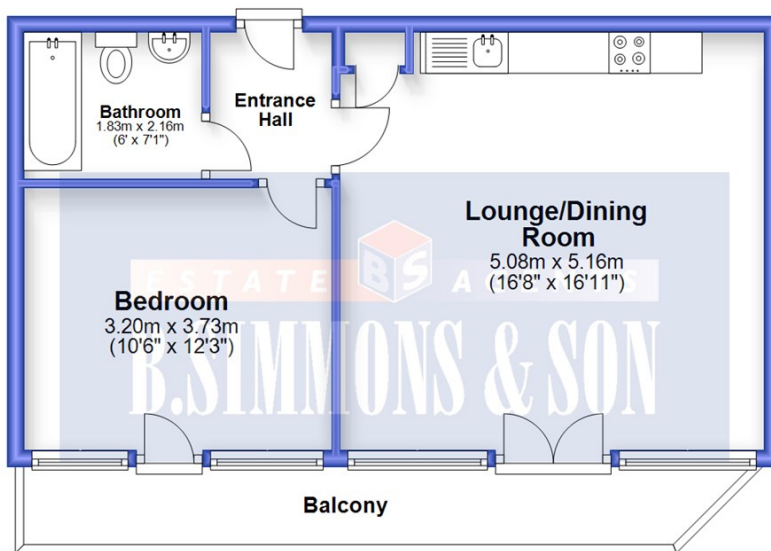
Simmons and Son are happy to bring to the market this one double bedroom apartment set in the centre of Slough and a short walk to Slough Mainline station. The property offers a secure entry system and comprises of a fully integrated kitchen, open plan living room / dining room, bathroom, storage cupboards and the benefit of a private balcony. The property is in excellent condition throughout and a viewing is highly recommended.





Ground Floor

Approx. 45.8 sq. metres (492.6 sq. feet)



Total area: approx. 45.8 sq. metres (492.6 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 Double Bedroom Apartment
- Lease Remaining Approx. 117 Years
- Ideal First time Buy / Investment Purchase
- Open Plan Living/Dining /Kitchen area
- Excellent location close to Slough Mainline station
- Excellent Condition Throughout
- EPC: E
- Private Balcony
- Set In the Heart Of Slough
- No Onward Chain



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		47	47
(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	