



# SIMMONS & SON



## Albany Park, Berkshire, SL3 0JU

**£1,050 PCM**

Welcome to this one-bedroom flat located in the desirable area of Albany Park, Colnbrook, Berkshire. Situated on the second floor of a purpose-built property, this flat boasts a cosy reception room, perfect for relaxing or entertaining guests.

The property features one bedroom, ideal for a single person or a couple looking for a comfortable living space. The bathroom provides convenience and privacy, completing the layout of this lovely flat.

Offered furnished, this flat is ready for you to move in and make it your own. With a parking space available for one vehicle, you can enjoy the convenience of having your own designated parking spot.

Residents parking adds an extra layer of ease for both you and your guests. This property will be available from mid-November, offering you the opportunity to settle in before the festive season begins.

Don't miss out on the chance to make this delightful flat your new home. Contact us today to arrange a viewing and secure your spot in this sought-after location in Colnbrook.



# Albany Park, Colnbrook Berkshire, SL3 0JU



- Colnebrook village
- Second floor
- One weeks rent reservation deposit required £242.30
- Gas central heating
- Available Mid November
- Five week deposit required £1211
- Double glazed
- EPC - E
- Council tax - Band B - £1736.31 per Annum



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		49	
(21-38) F			
(1-20) G			67
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			65
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.