



SIMMONS & SON



109 Upton Road, Slough, SL1 2AE

Offers In Excess Of £179,500 Leasehold

Nestled on Upton Road in Slough, this charming one-bedroom ground floor flat offers a delightful blend of comfort and convenience. The property, a post-war conversion, boasts a well-proportioned reception room that provides a welcoming space for relaxation and entertaining.

The bedroom is thoughtfully designed, ensuring a peaceful retreat at the end of the day. The flat also features a modern bathroom, catering to all your daily needs. This home is perfect for individuals or couples seeking a manageable living space.

One of the standout features of this property is its prime location. Situated within walking distance to the town centre, residents will enjoy easy access to a variety of shops, restaurants, and local amenities. Additionally, the flat includes parking for one vehicle, providing added convenience for those with a car.

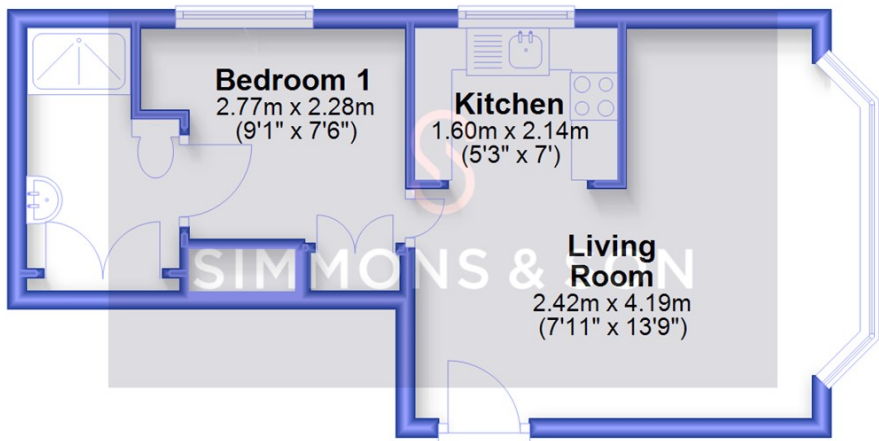
This property presents an excellent opportunity for first-time buyers or investors looking to enter the Slough market. With its appealing features and superb location, this flat is sure to attract interest. Do not miss the chance to make this lovely home your own.



109 Upton Road, Slough, Berkshire, SL1 2AE



Ground Floor



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.

- Ground Floor Flat
- One Bedroom
- Communal Parking
- Fitted Kitchen
- Modern Shower Room
- Economy 7 Heating
- Double Glazing
- Communal Gardens
- Council Tax- B
- EPC- E



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		
		75
	54	
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		

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