



SIMMONS & SON



Memorial Avenue, Slough, SL1 3GR

Offers In Excess Of £360,000 Leasehold

Welcome to this charming one-bedroom flat located in the desirable Horlicks Quarter of Slough. Situated on the first floor, this purpose-built property offers a modern and inviting living space, perfect for individuals or couples seeking comfort and convenience.

As you enter, you will be greeted by an open-plan living area that seamlessly combines the kitchen and lounge, creating a bright and airy atmosphere. This layout is ideal for both relaxation and entertaining, allowing you to enjoy the space to its fullest. The well-appointed kitchen is designed for practicality, making meal preparation a delight.

The flat features a spacious bedroom, providing a peaceful retreat at the end of the day. The bathroom is thoughtfully designed, ensuring all your needs are met with ease and style.

One of the standout features of this property is the allocated parking, a rare find in such a central location. This added convenience makes it easy for you to come and go as you please, without the hassle of searching for a parking space.

Horlicks Quarter is a vibrant area, offering a mix of local amenities, parks, and excellent transport links, making it an ideal choice for those who wish to enjoy the best of both urban and suburban living.

This delightful flat presents a wonderful opportunity for anyone looking to settle in a thriving community. Don't miss your chance to make this lovely property your new home.



Memorial Avenue, Slough, Berkshire, SL1 3GR



HORLICKS
QUARTER
SLOUGH SL1



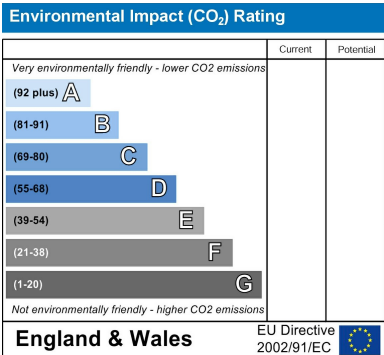
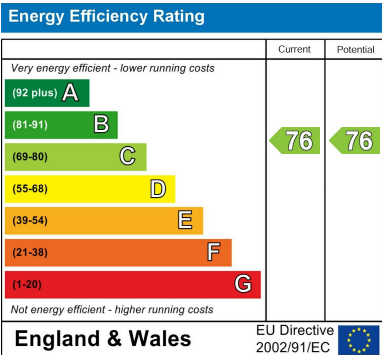
Horlicks Quarter, Artesian House - Property 83, First Floor

Dimensions		
Living/Dining	11' 6" x 11' 1"	3.50m x 3.38m
Kitchen	9' 10" x 7' 0"	3.00m x 2.13m
Bedroom	10' 10" x 10' 1"	3.30m x 3.08m
Total Area	486 sq.ft	45 sq.m

Key	
C	Cupboard
L	Linen Cupboard
W	Wardrobe

Berkeley
Designed for life

- One Bedroom 1st Floor Apartment
 - Fantastic residents' facilities inside the building – concierge, gym and more
- 15 minutes to London Paddington by train
 - EPC - C
- Parking Space Included (£25 maintenance charge per year included in service charge)
 - Current Ground Rent £200 per annum
- Leasehold - Aprox 997 Years Remaining
 - Service Charge - £2,000 per annum
- Set in landscaped grounds with water features, play areas and cycle routes.
 - Council Tax - C



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.