



SIMMONS & SON



Worcester Gardens, Berkshire, SL1 2QD

Offers In Excess Of £250,000 Leasehold

Welcome to this charming two-bedroom ground floor flat located in Worcester Gardens. This purpose-built property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers or savvy investors.

Upon entering, you will find a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat features two well-proportioned bedrooms, offering ample space for rest and personalisation.

One of the standout features of this property is its allocated parking, providing you with the peace of mind that comes with having your own designated space. Additionally, the private patio area is a delightful outdoor space, perfect for enjoying a morning coffee or unwinding after a long day.

Situated close to the M4 motorway, this flat boasts excellent transport links, making it easy to commute to nearby towns and cities. The surrounding area offers a variety of local amenities, including shops, schools, and parks, ensuring that all your daily needs are within reach.

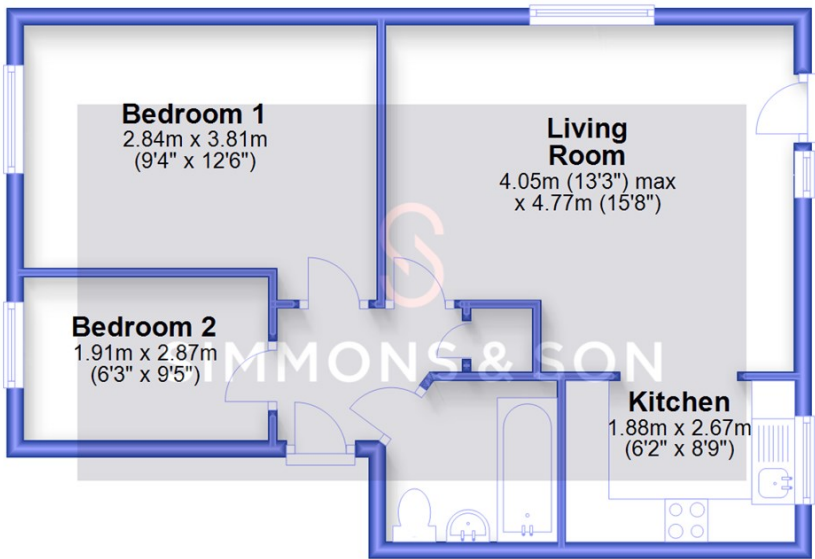
This property presents a fantastic opportunity to enter the housing market or expand your investment portfolio. With its appealing features and prime location, this flat is not to be missed. We invite you to arrange a viewing and discover the potential this lovely home has to offer.



Worcester Gardens, Slough Berkshire, SL1 2QD



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.

- Two Bedroom Ground Floor Flat
- No Onward Chain
- Spacious Lounge/ Diner
- Residential Parking
- Close to M4 Motorway
- Electric heating
- Shops and Amenities Close by
- Council Tax Band-C
- Private Patio
- 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		
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	

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.