



# SIMMONS & SON



## Alder Close, Slough, SL1 5DQ

**£1,300 PCM**

Welcome to this charming two-bedroom ground floor flat located in the desirable area of Alder Close, Slough. This purpose-built property offers a comfortable and modern living space, perfect for individuals or small families seeking convenience and style.

Upon entering, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The flat features two spacious bedrooms, each designed to offer a peaceful retreat at the end of the day. The bathroom is well-appointed, ensuring all your needs are met.

The fully fitted kitchen is a standout feature, equipped with modern appliances and ample storage, making it a delight for those who enjoy cooking. The property benefits from gas central heating, ensuring a cosy environment throughout the year, and double glazing that enhances energy efficiency while keeping noise at bay.

For added convenience, there is parking available for one vehicle, making this flat an excellent choice for those who require easy access to transport links and local amenities.

This property is not only a comfortable home but also a fantastic opportunity to enjoy the vibrant community of Slough. With its excellent transport links, shopping facilities, and recreational areas nearby, this flat is perfectly positioned for modern living. Do not miss the chance to make this delightful property your new home.



Alder Close, Slough, Berkshire, SL1 5DQ



- TWO BEDROOM
  - COMMUNAL PARKING
  - ONE WEEKS RESERVATION FEE REQUIRED - £300
  - AVAILABLE EARLY JUNE
- GROUND FLOOR
  - DOUBLE GLAZED
  - FIVE WEEK DEPOSIT REQUIRED - £1500
- GAS CENTRAL HEATING
  - EPC - C
  - COUNCIL TAX - BAND C £2037.93



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		
74	76	
England & Wales	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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
78	78	
England & Wales	EU Directive 2002/91/EC	

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