



# SIMMONS & SON



**Cornwall Avenue, Slough, SL2 1AZ**

**Offers In The Region Of £265,000 Leasehold**

Located in the heart of Slough on Cornwall Avenue, this charming lower maisonette presents an excellent opportunity for both first-time buyers and investors alike. Boasting two spacious double bedrooms, this property offers ample room for comfortable living. The well-proportioned reception room provides a welcoming space for relaxation and entertaining, making it an ideal setting for family gatherings or quiet evenings in.

The maisonette features a modern bathroom, ensuring convenience and functionality for everyday living. With a generous lease of 925 years remaining, you can enjoy peace of mind regarding your investment for many years to come.

One of the standout features of this property is the availability of parking for two vehicles, a rare find in urban settings, which adds to the overall appeal. The ground floor location enhances accessibility, making it suitable for a variety of lifestyles.

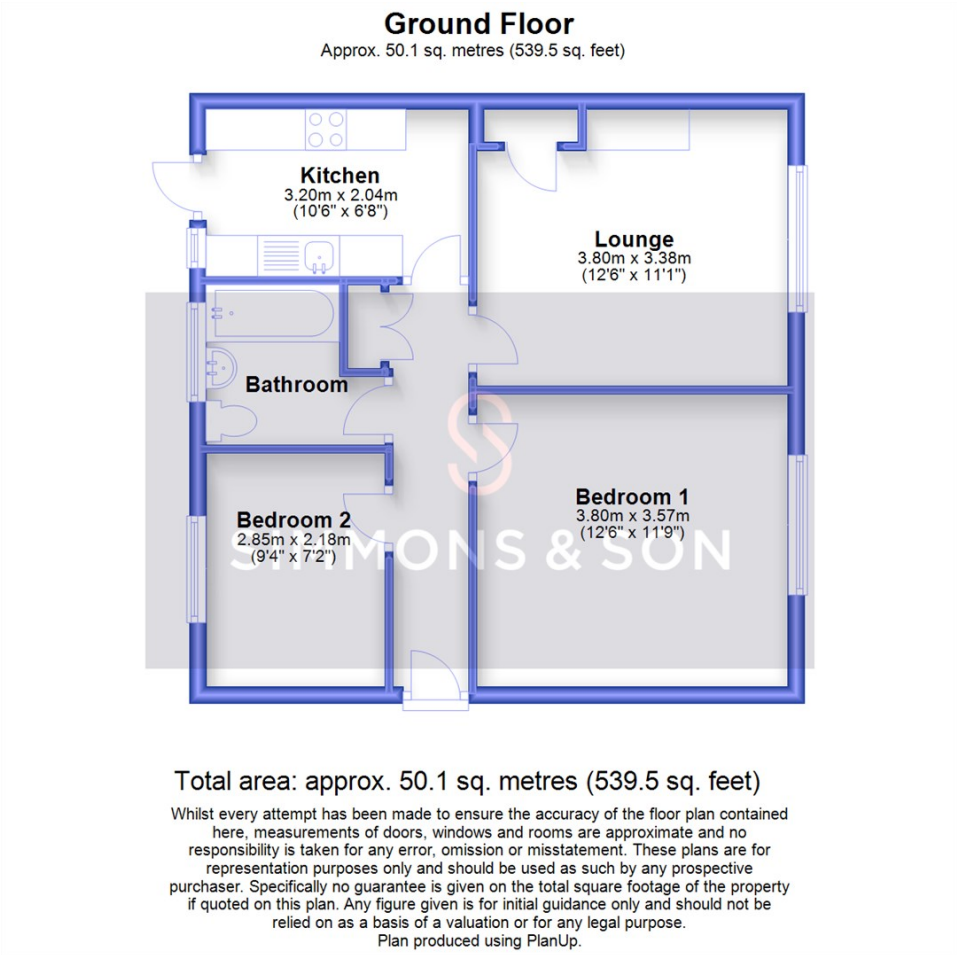
Situated near Farnham Road, residents will benefit from easy access to a range of local amenities, including shops, restaurants, and public transport links, ensuring that everything you need is within reach.

This lower maisonette on Cornwall Avenue is a delightful blend of comfort, convenience, and potential, making it a must-see for anyone looking to establish themselves in this vibrant area of Slough. Don't miss the chance to make this lovely property your new home.

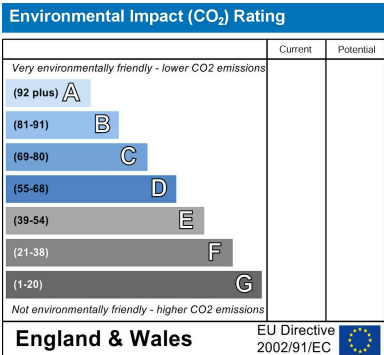
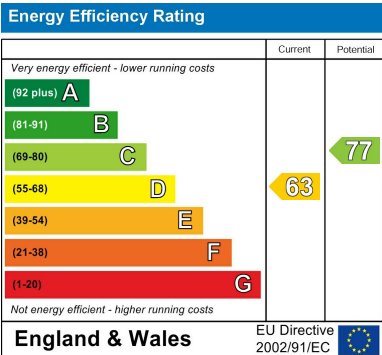




Cornwall Avenue, Slough, Berkshire, SL2 1AZ



- Ground Floor Maisonette
- Two Double Bedrooms
- Located Near Farnham Road
- Gas Central Heating & uPVC Double Glazing
- Private Rear Garden
- Lease 925 Years Remaining
- No Service Charge / Ground Rent: £5.50 per Annum Rising to £150 Per Annum
- Off Street Parking
- Council Tax Band : B
- EPC: D



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.