



SIMMONS & SON



Upton Park, Slough, SL1 2GE

Offers In Excess Of £200,000 Leasehold

Located on Upton Road in Slough, this charming lower maisonette presents an excellent opportunity for those seeking a comfortable one-bedroom living space. The property boasts a spacious lounge that seamlessly integrates with a modern fitted kitchen, creating an inviting atmosphere perfect for relaxation and entertaining.

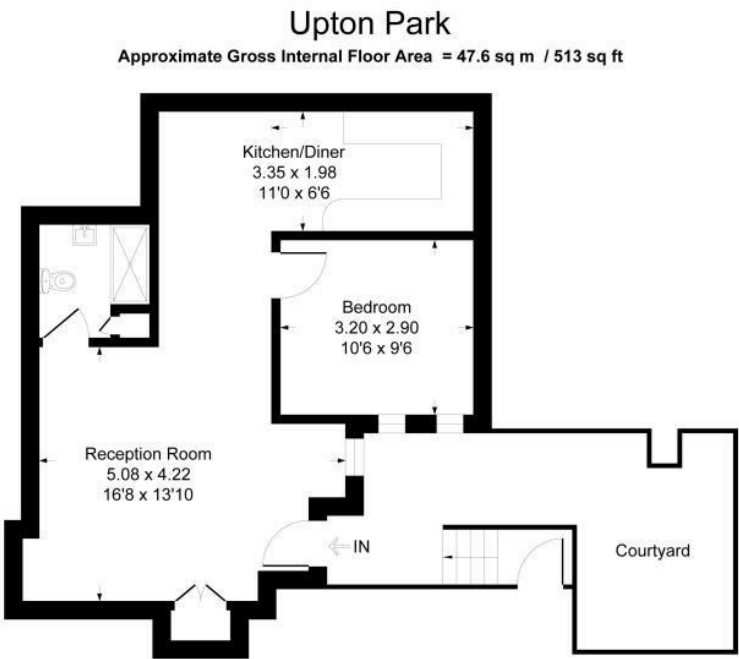
With one well-proportioned bedroom and a contemporary bathroom, this basement apartment is designed for both convenience and style. The absence of an onward chain simplifies the buying process, making it an ideal choice for first-time buyers or investors alike.

Additionally, the location offers the delightful advantage of being within walking distance to Windsor, allowing residents to enjoy the rich history and picturesque surroundings of this iconic town. Permit parking is also available, providing ease of access for those with vehicles.

This property is a wonderful blend of comfort and practicality, making it a must-see for anyone looking to settle in this vibrant area.



Upton Park, Slough, Berkshire, SL1 2GE



- One Bedroom Basement Apartment
- No Onward Chain
- Spacious Lounge with Modern Fitted Kitchen
- Walking Distance to Slough Train Station Elizabeth Line
- Walk to Windsor & Eton
- Permit Parking & Private Gated Courtyard
- Service Charge: £659 P/6 Months / Ground Rent: £175 PA
- Leasehold : 97 Years Remaining
- Council Tax Band : B
- EPC : D



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		

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