



SIMMONS & SON



Quadrivium Point, Slough, SL1 2WN

£1,200 PCM

Welcome to this newly refurbished second-floor flat located in the desirable Quadrivium Point on Tuns Lane, Slough. This purpose-built apartment offers a modern and comfortable living space, perfect for individuals or couples seeking a stylish home.

Upon entering, you will find a well-designed reception room that provides a welcoming atmosphere, ideal for relaxation or entertaining guests. The flat features one spacious bedroom, which offers a peaceful retreat at the end of the day. The bathroom is thoughtfully appointed, ensuring convenience and comfort.

The fitted kitchen is a highlight of this property, equipped with contemporary appliances and ample storage, making it a joy to prepare meals. The flat is unfurnished, allowing you the freedom to personalise the space to your taste and style.

Situated in a location with local amenities nearby, you will have easy access to shops, cafes, and other essential services, enhancing your day-to-day living experience.

This flat is an excellent opportunity for those looking for a modern, low-maintenance home in a vibrant area. Don't miss the chance to make this lovely apartment your own.



Quadrivium Point, Tuns Lane Slough, Berkshire, SL1 2WN

- Second Floor Apartment
 - Part Furnished
- Fitted Kitchen
 - EPC - C
- Double Glazed & Electric Heating
 - Holding Deposit: £276.92
- One allocated parking space
 - Security Deposit: £1384.60
- Close to M4 J6, local shops and amenities
 - Available Immediately



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		
	78	86
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		
	75	80
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.