



# SIMMONS & SON



## Osborne Street, Slough, SL1 1PP

**£1,800**

Welcome to this charming purpose-built flat located on Osborne Street in Slough. This delightful property, constructed in 2008, offers a spacious living area of 829 square feet, making it an ideal home for individuals or small families seeking comfort and convenience.

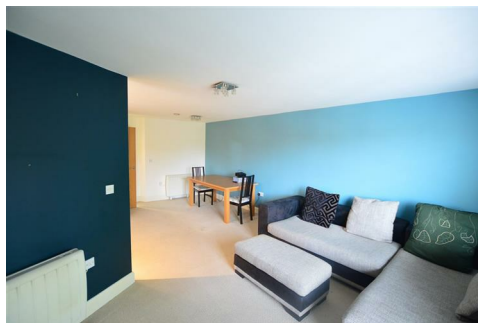
As you enter, you are greeted by a well-designed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts two generously sized bedrooms, ensuring ample space for rest and privacy. With two modern bathrooms, morning routines will be a breeze, catering to the needs of busy lifestyles.

The fitted kitchen is a highlight of the property, equipped with contemporary appliances and ample storage, making it a joy for any home cook. The layout is both practical and stylish, allowing for easy meal preparation and dining.

Situated within a secure gated community, this flat offers peace of mind and a sense of safety. Additionally, the property includes secure parking, a valuable feature in today's urban living.

The location is superb, with local amenities just a stone's throw away. Residents will find a variety of shops, cafes, and recreational facilities within easy reach, enhancing the overall living experience.

In summary, this flat on Osborne Street presents an excellent opportunity for those looking for a modern, secure, and conveniently located home in Slough. With its thoughtful design and desirable features, it is sure to appeal to a wide range of buyers or renters. Don't miss the chance to make this lovely property your own.



Osborne Street, Slough, SL1 1PP



- Company Lets Allowed
- Fitted Kitchen
- Secure Parking
- Gated Community
- Heart of Slough
- Part Furnished
- Council Tax: D / £2299 PA
- Holding Deposit: £415.38
- Security Deposit: £2, 076.90
- 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 |         |           |
| 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 |         |           |
| 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.