



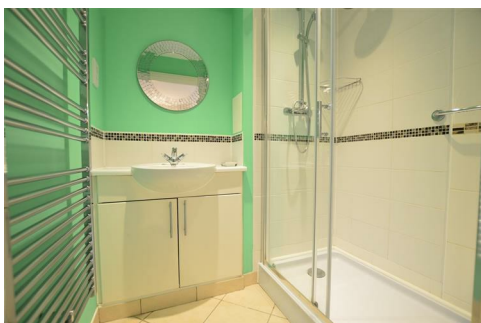
# SIMMONS & SON



**26 High Street, Slough, SL1 1ER**

**£1,700**

Seize the opportunity to secure this magnificent two-bedroom, two-bathroom apartment, perfectly positioned for convenience just moments from Slough Town Centre. This designer flat immediately impresses with its breath-taking open-plan kitchen and living area, an expansive, light-filled space perfect for socialising and unwinding. It features two genuine double bedrooms, including a plush master suite boasting a private, contemporary en-suite bathroom, ensuring personal comfort and privacy. Crucially for commuters, the property offers unbeatable access to London and beyond, being just a short walk from Slough Train Station (Elizabeth Line). Completing this exceptional package is the invaluable addition of a secure, allocated underground parking space. This is the ultimate sophisticated base for commuting professionals and discerning buyers seeking premium style, unmatched location, and incredible travel links.



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- Two - Bedroom Third Floor Flat
  - EPC - TBC
- Close to Town Centre
  - Council Tax: Band D - £2299
- Allocated Underground Parking
  - Holding Deposit: £392.30
- Close to local shops and amenities
  - 5 Week Deposit: £1961.53
- Fully Electric
  - 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.