



# SIMMONS & SON



**Rutland Avenue, Slough, SL1 3AL**

**Offers In Excess Of £210,000 Leasehold**

Welcome to Rutland Avenue, Slough - a charming location for this modern two-bedroom second-floor apartment. This purpose-built flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family, guests, or even a home office.

Situated in a convenient location, this property is close to local schools and amenities, making daily life a breeze. Whether you're looking for a peaceful evening stroll or need to grab some groceries, everything you need is just a stone's throw away.

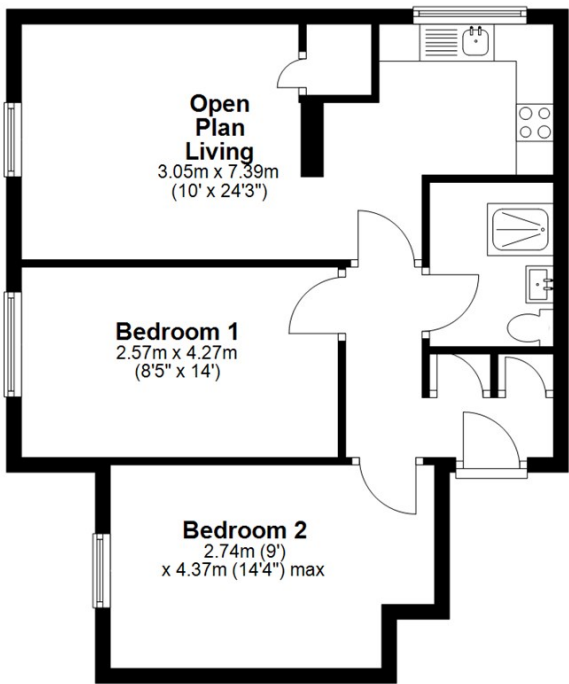
This apartment is ideal for those looking to settle into a comfortable and low-maintenance home. With no onward chain, the process of making this property your own is smooth and hassle-free. Don't miss out on the opportunity to make Rutland Avenue your new address - book a viewing today!



Rutland Avenue, Slough, Berkshire, SL1 3AL



Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- Two Double Bedrooms
- Electric Heating & DG
- Shops and Amenities Close by
- No Onward Chain
- 136 Years Remaining
- Ample Storage
- Local Schools Within Walking Distance
- Well Presented Throughout
- Council Tax Band- C
- 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 <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.