



# SIMMONS & SON



## Aspects Court, Slough, SL1 2EZ

**£1,600 PCM**

Welcome to this modern two-bedroom apartment located in the desirable Aspect Court on Windsor Road, Slough. Situated on the third floor, this property offers a delightful living experience with its contemporary design and thoughtful layout.

As you enter, you are greeted by a spacious reception room that provides a perfect space for relaxation and entertaining. The apartment features two generously sized double bedrooms, ensuring ample room for comfort. The master bedroom benefits from an ensuite shower room, adding a touch of convenience and privacy.

The property is equipped with double glazing, which not only enhances energy efficiency but also ensures a peaceful living environment. Additionally, residents will appreciate the allocated parking space, a valuable asset in this bustling area.

This apartment is ideal for those seeking a modern lifestyle in a vibrant community. With its excellent amenities and transport links nearby, it presents a wonderful opportunity for both first-time buyers and investors alike. Do not miss the chance to make this charming apartment your new home.



Aspects Court, Windsor Road Slough, Berkshire, SL1 2EZ



- Two bedroom
- Double glazed
- Available end of April
- Council tax - Band C - £1939.81
- Two bathroom
- Electric heating
- Five week deposit required - £1903
- Open plan kitchen
- Allocated parking
- One week reservation fee required - £380.76



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	84
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		
	80	81
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.