



SIMMONS & SON



Cornwall Avenue, Slough, SL2 1AZ

Offers In Excess Of £285,000 Leasehold

Located on Cornwall Avenue in Slough, this two-bedroom ground floor maisonette presents an excellent opportunity for first-time buyers. The property boasts a spacious reception room, perfect for relaxing or entertaining guests. The two well-proportioned bedrooms offer ample space for family living or can be easily adapted to suit your personal needs, whether that be a home office or guest room.

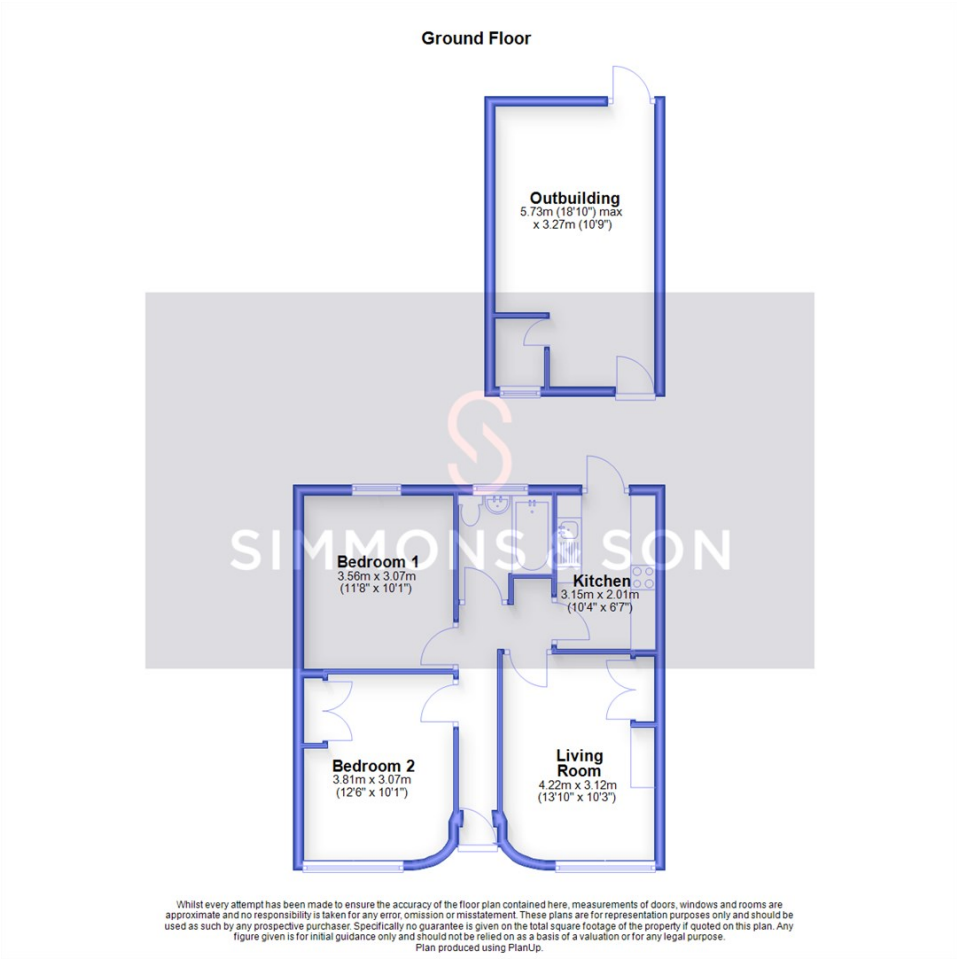
One of the standout features of this property is the driveway parking, providing a rare convenience in this bustling area.

Situated close to Farnham Road, residents will enjoy easy access to a variety of local amenities, including shops, restaurants, and public transport links, making commuting and daily errands a breeze.

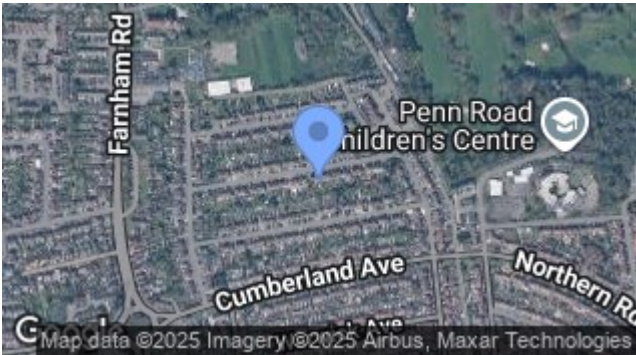
This maisonette is not only a wonderful place to call home but also an ideal investment for those looking to step onto the property ladder. With its appealing features and prime location, this property is sure to attract interest. Don't miss the chance to make this maisonette your own.



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- Extended Two Bedroom Ground Floor Maisonette
- Located Near Farnham Road
- Gas Central Heating & uPVC Double Glazing
- Private Rear Garden
- Off Street Parking
- Close to Local Schools & Amenities
- No Service Charge
- Ground Rent: £5.50 per Annum Rising to £150 Per Annum
- Council Tax Band - B
- EPC-C



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		
	72	75
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		
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.