SIMMONS & SON

Cornwall Avenue, Slough, SL2 1AZ

Guide Price £265,000 Leasehold

TWO BEDROOM GROUND FLOOR MASIONNETTE - LONG LEASE

Situated in a popular residential location, close to the Farnham Road, is this two bedroom ground floor maisonette. The property benefits from fitted kitchen, bathroom, gas central heating, private enclosed rear garden, off street parking. The property offers excellent public transport links into Slough town centre and is close to local schools, shops, Wexham Park hospital and M4 & M40 Motorways.
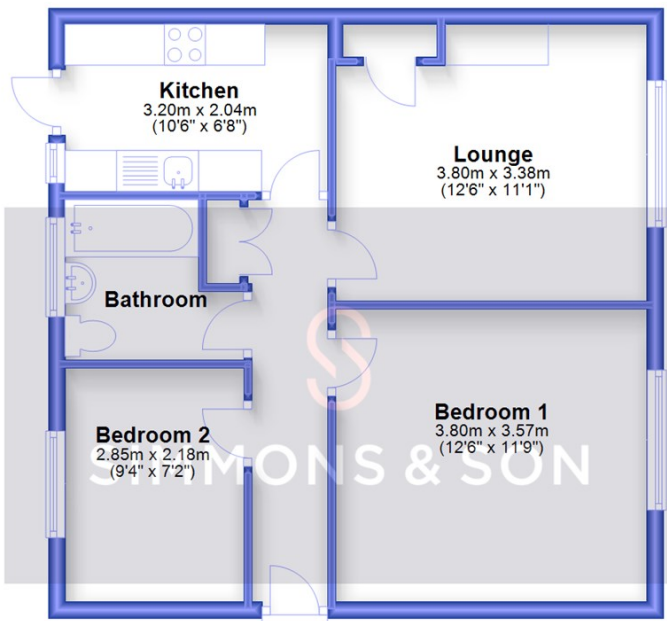
Ground Floor
Approx. 50.1 sq. metres (539.5 sq. feet)

Kitchen
3.20m x 2.04m
(10'6" x 6'8")

Lounge
3.80m x 3.38m
(12'6" x 11'1")

Bathroom

Bedroom 1
3.80m x 3.57m
(12'6" x 11'9")

Bedroom 2
2.85m x 2.18m
(9'4" x 7'2")

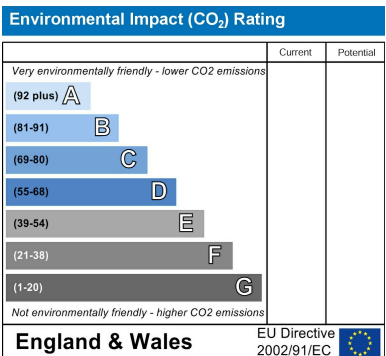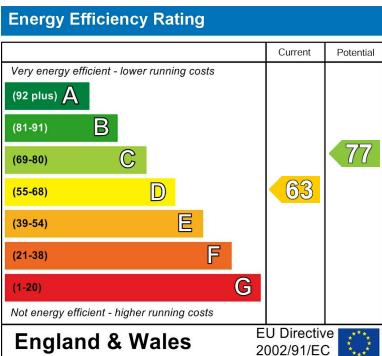SIMONS & SON

Total area: approx. 50.1 sq. metres (539.5 sq. feet)

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.

- Ground Floor Maisonette
- Two Double Bedrooms
- Located Near Farnham Road
- Gas Central Heating & uPVC Double Glazing
- Private Rear Garden
- Lease 925 Years Remaining
- No Service Charge / Ground Rent: £5.50 per Annum Rising to £150 Per Annum
- Off Street Parking
- Council Tax Band : B
- EPC: D

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		

England & Wales — EU Directive 2002/91/EC