



# SIMMONS & SON



## Stafford Avenue, Slough, SL2 1AP

**Price £190,000 Leasehold**

Welcome to this one-bedroom first-floor maisonette located on Stafford Avenue in Slough. This purpose-built flat offers a comfortable living space, perfect for first-time buyers or those seeking an investment opportunity.

As you enter the property, you will find a well-proportioned reception room that provides a warm and inviting atmosphere, ideal for relaxation or entertaining guests. The bedroom is spacious and bright, offering a peaceful retreat at the end of the day. The flat also features a well-appointed bathroom, ensuring convenience and comfort for its occupants.

One of the standout features of this property is its proximity to local schools, making it an excellent choice for families or those planning for the future. Additionally, the absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

This maisonette presents a fantastic opportunity for investors looking to expand their portfolio, given its desirable location and potential for rental income. With its appealing features and practical layout, this property is sure to attract interest.

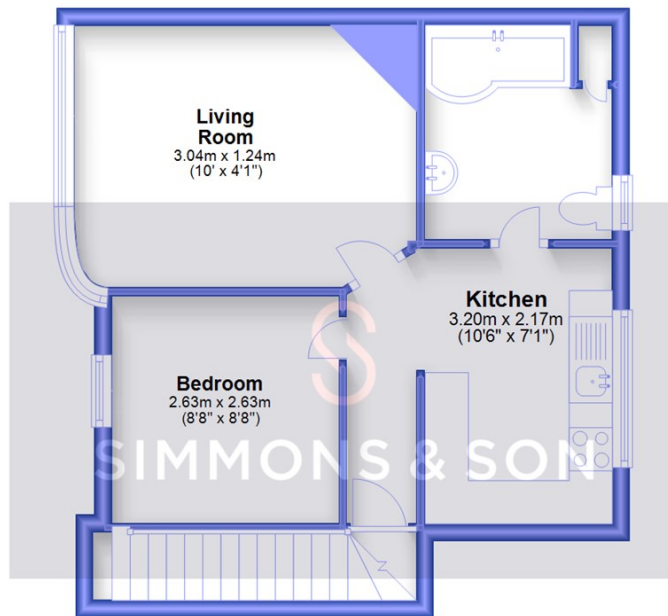
Do not miss the chance to view this delightful flat on Stafford Avenue, where comfort and convenience meet in a thriving community.



# Stafford Avenue, Slough, Berkshire, SL2 1AP



## First 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.

- One Bedroom First Floor Maisonette
- Fully Fitted Kitchen
- Close to Local Schools
- Ideal Investment
- No Onward Chain
- No Service Charge/ Ground Rent £125 p.a
- Private Rear Garden
- EPC:D
- Long Lease : 925 Years Remaining
- Council Tax Band:B



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			
		68	75
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	