



SIMMONS & SON



Hampshire Avenue, Slough, SL1 3AQ

£1,400 Per Month

Welcome to this charming purpose-built flat located on Hampshire Avenue in Slough has recently undergone a comprehensive renovation, blending modern comforts with classic character. Spanning an inviting 506 square feet, the flat features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or individuals seeking extra space.

Upon entering, you will find two reception rooms that offer versatile living options, whether you prefer a cosy lounge or a stylish dining area. The newly renovated bathroom is designed with contemporary fixtures, ensuring a refreshing experience.

One of the standout features of this property is the private garden, providing a serene outdoor space perfect for relaxation or entertaining guests. Additionally, the flat benefits from driveway parking for one car, a valuable asset in this bustling area.

Situated close to local amenities, you will find shops, cafes, and parks just a short stroll away, enhancing the convenience of daily living. This flat presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a well-connected location. Do not miss the chance to make this lovely property your new home.

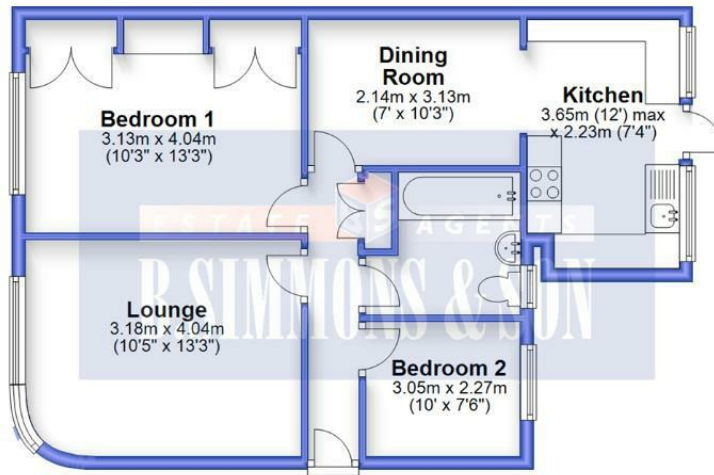


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Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 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.

- Newly Renovated
- Unfurnished
- Private Garden
- Driveway Parking
- Close To Local Amenities
- Two Bedrooms
- EPC - D
- Council Tax Band - B
- One Week Reservation Fee - £323.07
- Five Week Deposit - £1615.38



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 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	