



SIMMONS & SON



Worcester Gardens, Berkshire, SL1 2QD

£1,350 PCM

Welcome to Worcester Gardens, a property located in the heart of Slough, Berkshire. This delightful flat boasts a cosy reception room, perfect for relaxing or entertaining guests. With two bedrooms, there's ample space for a small family, guests, or even a home office.

Situated on the ground floor, this flat offers convenience and easy access. No need to worry about parking, as this property comes with its own parking space, ensuring you always have a place to park your vehicle hassle-free and plenty of space for visitors parking too. There is a private patio space with access to the communal grounds.

One of the highlights of this property is its prime location - just a short walk away from Slough town centre. Enjoy the convenience of having shops, restaurants, and amenities right at your doorstep. Whether you need to run errands or simply want to explore the local area, everything is within easy reach.

Stay warm and cosy during the colder months with electric heating throughout the flat. Say goodbye to chilly evenings and embrace the comfort of a well-heated home.

Don't miss out on this fantastic opportunity to own a lovely flat in a sought-after location. Contact us today to arrange a viewing and make Worcester Gardens your new home sweet home.



Worcester Gardens, Slough Berkshire, SL1 2QD



- Two Bedroom Ground Floor Flat
- Private Patio with access to Communal Garden
- Holding Deposit - £311.53
- Available 5th June
- Close Proximity to Slough Town Centre
- Electric heating
- 5 Week Deposit - £1557.69
- Allocated Parking
- EPC : Band D
- Council Tax : Band C - £1673



| 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 | | | |
| | | 61 | 76 |
| 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 | | | |
| | | 52 | 60 |
| 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.