



SIMMONS & SON



Stafford Avenue, Berkshire, SL2 1AT

£1,000 PCM

Newly Decorated & New Bathroom.

One Bedroom First Floor Maisonette, Close to Local Amenities & Gyms, Close to Slough Trading Estate and minutes away from M4 & M40, Gas Central Heating, Available Immediately.

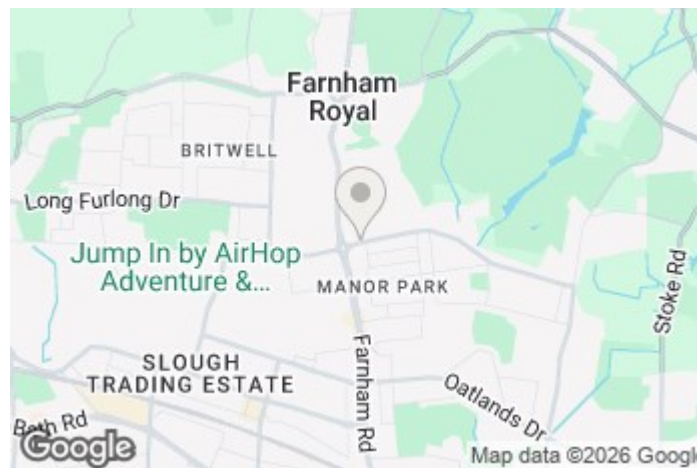
This beautifully presented one-bedroom first-floor maisonette offers a rare combination of privacy and prime urban connectivity, featuring its own independent entrance and the reliable comfort of gas central heating. Perfectly positioned for the ambitious professional, the home is situated just a stone's throw from the Slough Trading Estate and boasts near-instant access to the M4 and M40, making any commute a breeze. Beyond its strategic location, you'll find yourself surrounded by vibrant local amenities and top-tier gyms, placing your fitness and daily essentials right at your doorstep. Available immediately and finished to an inviting standard, this property is an exceptional find for those seeking a stylish, low-maintenance lifestyle in one of Slough's most convenient pockets.



Stafford Avenue, Slough Berkshire, SL2 1AT



- One Bedroom First Floor
- Gas Central Heating & Double Glazing
- Council Tax: B £1873.39
- EPC: D
- Unfurnished
- Available Immediately
- One Weeks Reservation Deposit Required - £230.76
- Rear Garden (non direct access)
- Close To Farnham Road
- Five Weeks Deposit Required - £1.153.84



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	77
(39-54) E	
(21-38) F	64
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	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	1
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.