



# SIMMONS & SON



## Windsor Road, Slough, SL1 2JN

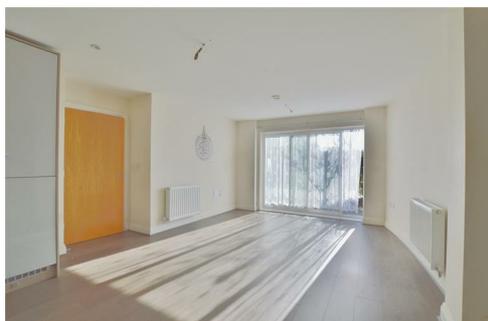
**Price £280,000 Leasehold**

Located on Windsor Road in Slough, this charming two-bedroom ground floor apartment presents an excellent opportunity for both first-time buyers and savvy investors. Built in 2019, this modern property boasts a generous living space of 721 square feet, offering a comfortable and contemporary lifestyle.

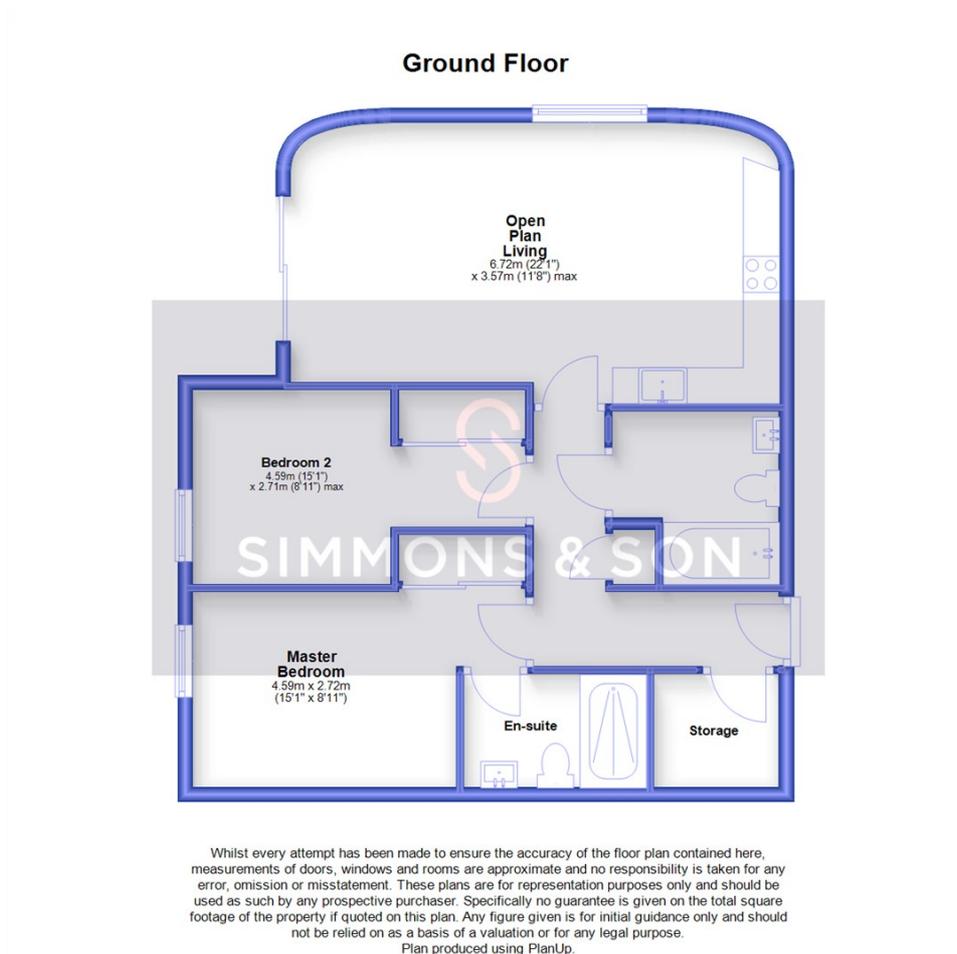
The apartment features two well-proportioned bedrooms, perfect for accommodating a small family or providing ample space for guests. The open-plan living area is designed to maximise natural light, creating a warm and inviting atmosphere. The modern kitchen is equipped with the latest appliances, making it a delightful space for culinary enthusiasts.

Situated close to the historic town of Windsor, residents will enjoy easy access to a wealth of amenities, including shops, restaurants, and beautiful parks. The location also benefits from excellent transport links, ensuring that commuting to London and surrounding areas is both convenient and efficient.

This property is not only a lovely home but also an ideal investment opportunity, given its prime location and modern features. Whether you are looking to settle down or expand your property portfolio, this apartment on Windsor Road is certainly worth considering. Don't miss the chance to make this delightful property your own.



# Windsor Road, Slough, SL1 2JN



- Ground Floor Two Double Bedroom Apartment
- No Onward Chain
- Located 1.01 Miles From Slough Train Station
- Close To Local Shops And Amenities
- Master Bedroom with Ensuite Shower Room
- Allocated Parking Space
- Lease : 115 Years Remaining
- Ground Rent : £320 Per annum / Service Charge : TBC
- Council Tax Band : C
- EPC : B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.