



# SIMMONS & SON



**Rutland Avenue, Slough, SL1 3AL**

**Offers In Excess Of £210,000 Leasehold**

Welcome to Rutland Avenue, Slough - a charming location for this modern two-bedroom second-floor apartment. This purpose-built 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 in a convenient location, this property is close to local schools and amenities, making daily life a breeze. Whether you're looking for a peaceful evening stroll or need to grab some groceries, everything you need is just a stone's throw away.

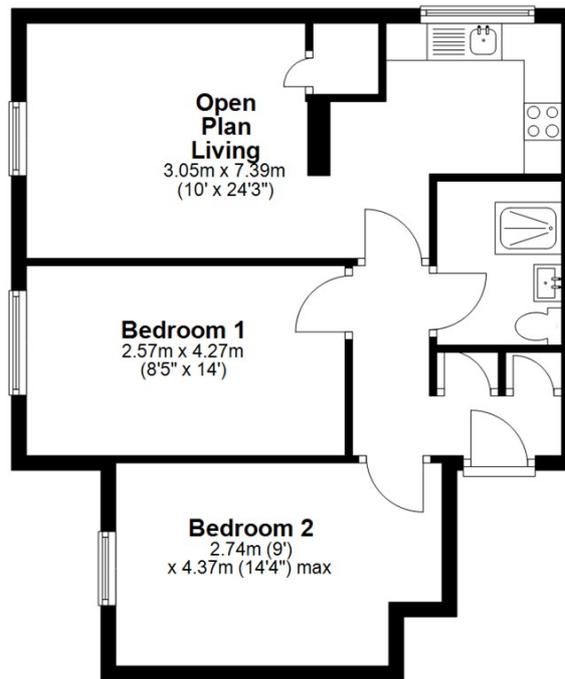
This apartment is ideal for those looking to settle into a comfortable and low-maintenance home. With no onward chain, the process of making this property your own is smooth and hassle-free. Don't miss out on the opportunity to make Rutland Avenue your new address - book a viewing today!



# Rutland Avenue, Slough, Berkshire, SL1 3AL



## Second 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.

- Two Double Bedrooms
- Ample Storage
- Electric Heating & DG
- Local Schools Within Walking Distance
- Shops and Amenities Close by
- Well Presented Throughout
- No Onward Chain
- Council Tax Band- C
- 136 Years Remaining
- EPC-D



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		