



# SIMMONS & SON



**Stafford Avenue, Berkshire, SL2 1AT**

**£1,000 PCM**

one-bedroom maisonette located on Stafford Avenue in the lovely town of Slough. This upper-floor property boasts a cosy reception room, perfect for relaxing after a long day. The bedroom is spacious and offers a peaceful retreat for a good night's sleep.

This post-war maisonette features gas central heating and double glazing, ensuring warmth and comfort throughout the year. Situated on the first floor, this property provides a sense of privacy and tranquillity.

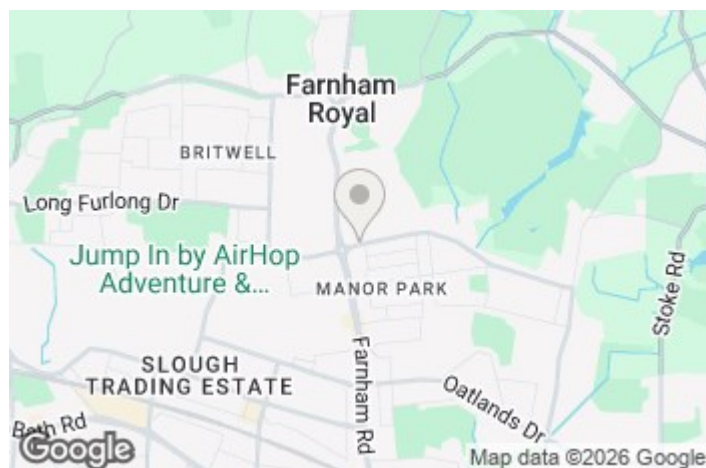
Conveniently located close to local shops and amenities, this maisonette offers both comfort and convenience. Don't miss the opportunity to make this charming maisonette your new home sweet home in Slough.



# 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 - £1153.84



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		1	1
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	