



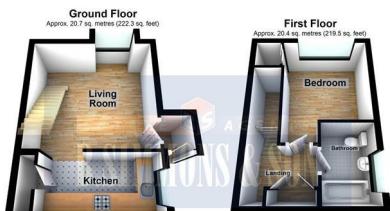
**Greendale Mews, St. Pauls Avenue, Slough, SL2 5YA**

**Offers In Excess Of £220,000 Leasehold**

**ONE BEDROOM STARTER HOME, NOT TO BE MISSED**

A one bedroom leasehold starter house located in a popular location and nestled in a small quiet development. This property offers good size accommodation, one bedroom, bathroom and kitchen, benefitting from allocated parking and located half a mile to Slough train station. The property has good motorway links to the M4 and M25 and Close to Heathrow Airport. Ideal for investors or first time buyers.

**Viewing Highly Recommended.**



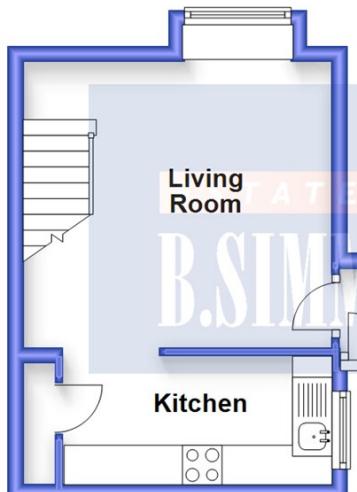
Whilst every care has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective buyers are advised to make their own arrangements to verify the details. 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 indicative purposes only and should not be relied on as a basis of a valuation or for any legal purpose. Plan produced using Planapp.





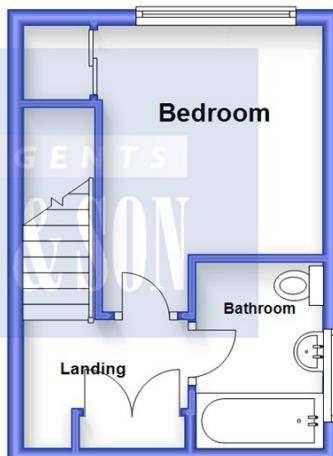
### Ground Floor

Approx. 20.7 sq. metres (222.3 sq. feet)



### First Floor

Approx. 20.4 sq. metres (219.5 sq. feet)



Total area: approx. 41.0 sq. metres (441.9 sq. feet)

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Plan produced using PlanUp.

- One Bedroom Town House
- End Terrace
- Modern Kitchen
- Modern Bathroom
- Half a mile to Slough Station
- EPC: D
- Allocated Parking
- Lease remaining 157 Years
- Service & Ground Rent around £90pm
- Living / Dining Room



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		