



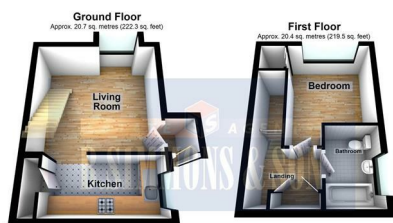
Greendale Mews, St. Pauls Avenue, Slough, SL2 5YA

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.

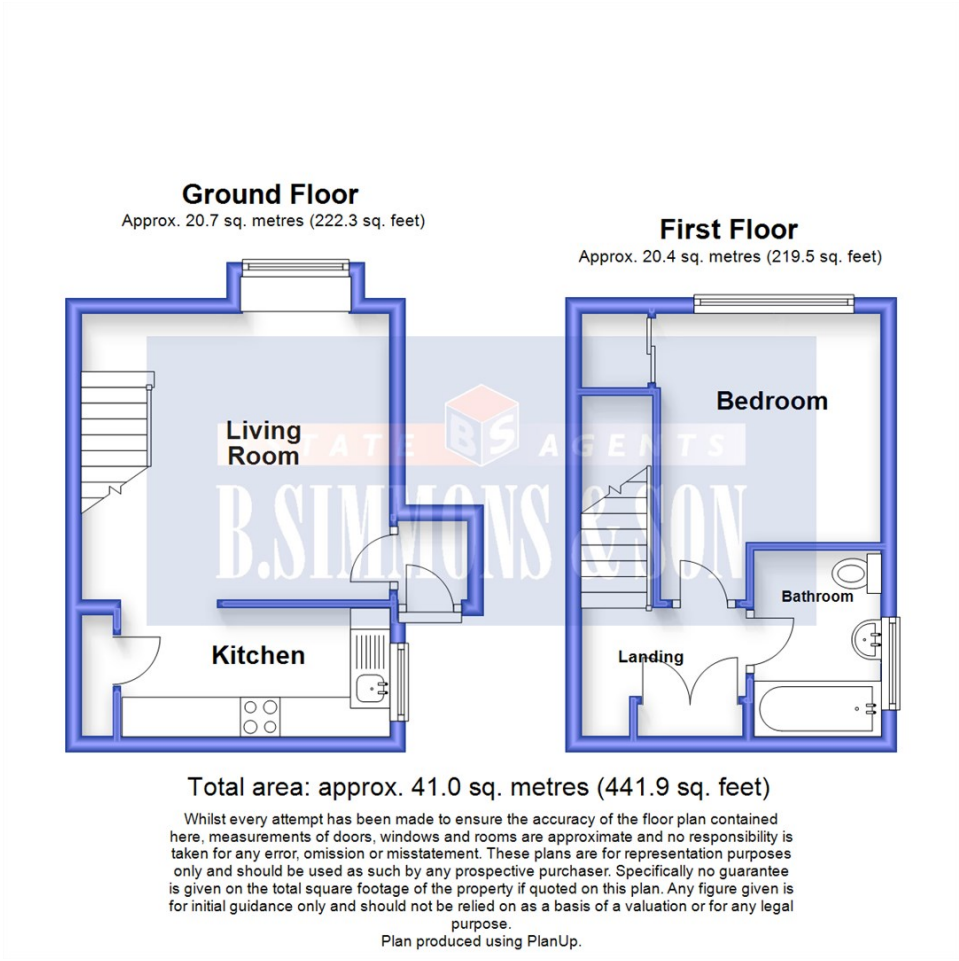
Viewing Highly Recommended.



Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, windows and doors 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 PlanIt.



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



- 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		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	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		
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.