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ESTATE  AGENTS

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Lansdowne Avenue, Slough, SL1 3SJ

£1,400 PCM

IMMACULATE THREE BEDROOM SPLIT LEVEL MAISONETTE - WALKING DISTANCE TO SLOUGH TRAIN STATION

Split level newly refurbished three bedroom first floor maisonette, within walking distance to Slough town centre local shops, schools and mainline transport links giving easy access to London Paddington and Crossrail. The property has been totally refurbished throughout to include new gas central heating, plumbing, rewired throughout (all work certified) new luxury fitted kitchen, bathrooms.



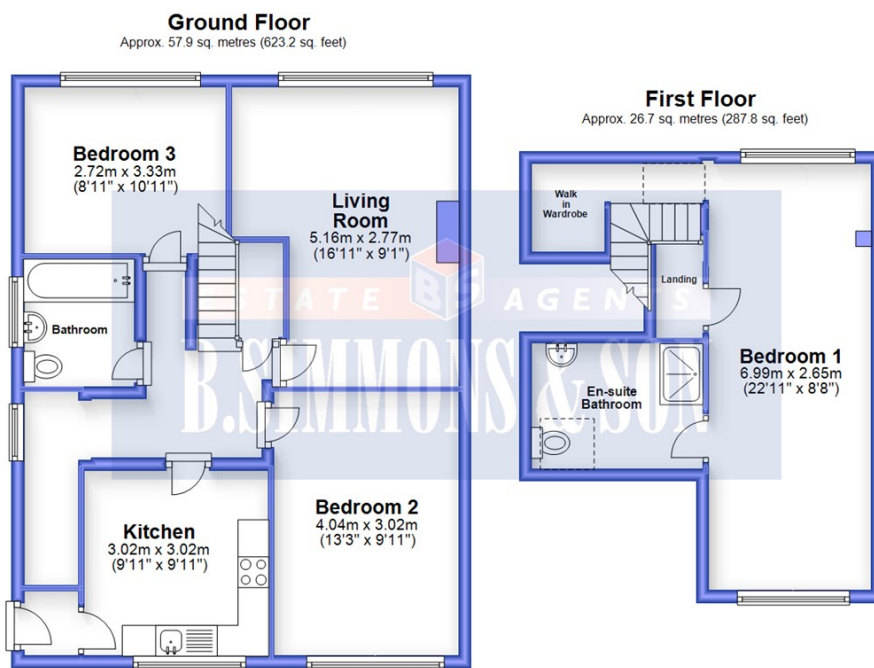
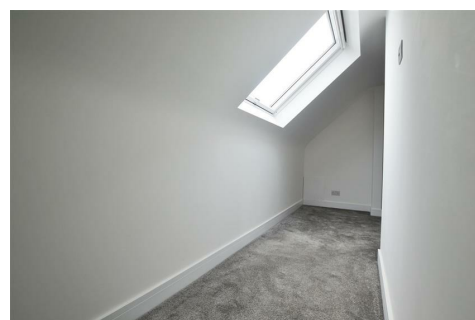
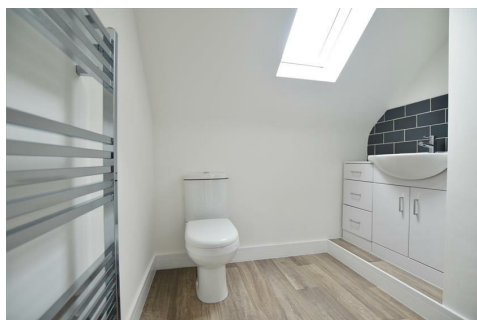
DPS
THE Deposit Protection Service

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 The Property Ombudsman

B Simmons & Son is a trading style of Simmons (Farnham) Limited. Reg No: 6364047.

Lansdowne Avenue, Slough, Berkshire, SL1 3SJ



Ground Floor
Approx. 57.9 sq. metres (623.2 sq. feet)

First Floor
Approx. 26.7 sq. metres (287.8 sq. feet)

Total area: approx. 84.6 sq. metres (911.0 sq. feet)

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.

- Three Double Bedrooms
- Resident parking permit available
- Split Level Maisonette
- EPC: C
- Private Rear Garden
- Offered Unfurnished
- Newly refurbished Throughout
- Available Mid June
- Slough Town Centre



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
		68	76

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	
		66	77

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.