

Also at:  
Slough  
Langley



## Lancaster Avenue, Slough, SL2 1AX

**£1,000 PCM**

Well presented two bedroom first floor maisonette, located in a quiet road to the north of Slough. Within walking distance of the Farnham Road shops the property benefits from a fitted kitchen, comfortable lounge, 2 bedrooms, good size private garden and driveway parking for one vehicles. Providing excellent transport links into Slough town centre and Wexham Park hospital, Available Immediately



# Lancaster Avenue, Slough, Berkshire, SL2 1AX



- \* 1st Floor Maisonette
- \* Gas Central Heating
- \* Off Street Parking
- \* 2 Bedrooms
- \* Double Glazed
- \* EPC - TBC
- \* Lounge
- \* Private Rear Garden



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			
<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			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.