

Also at:
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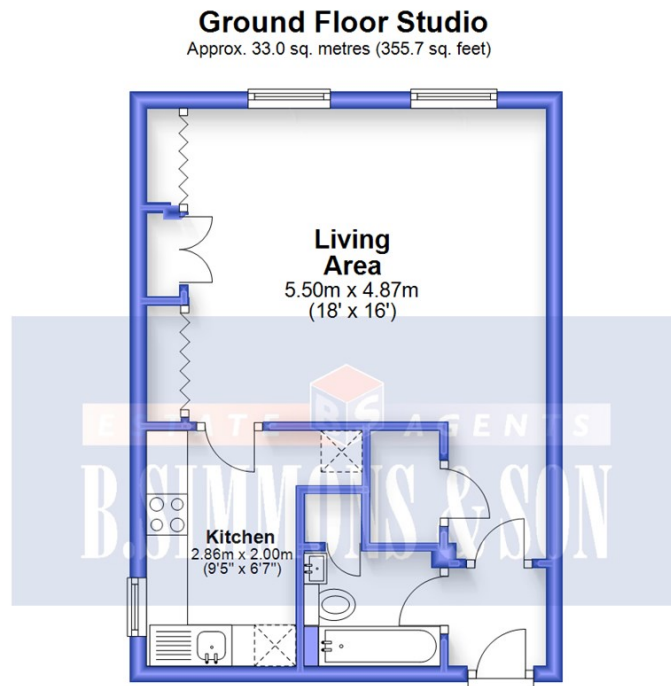
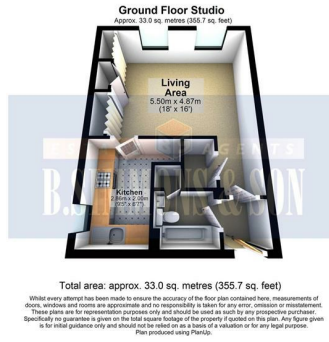
Fotheringay Gardens, Slough, SL1 5SR
Offers In Excess Of £125,000 Leasehold

GROUND FLOOR STUDIO - CIPPENHAM

Presented to the market is this ground floor studio apartment, conveniently located close to the M4 motorway and mainline railway station, providing direct access into central London. Benefits include fitted kitchen and bathroom, economy 7 electric heating, uPVC double glazing, residents parking and long leasehold. No onward chain.
Keys available to view.



Fotheringay Gardens, Slough, Berkshire, SL1 5SR



Total area: approx. 33.0 sq. metres (355.7 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.

- Ground Floor
- Ample Storage
- Double Glazing
- Cippenham
- Modern Bathroom
- 999 Year Lease, £50pcm SC, £0 GR
- Electric Heating
- EPC: C
- Well Presented
- No Onward Chain



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	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	

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.