

Also at:
Slough
Langley

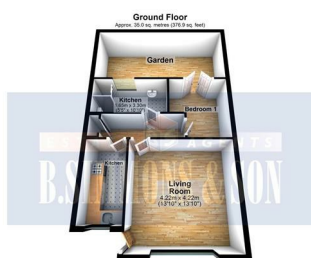


Wiltshire Avenue, Slough, SL2 1BA

Offers In Excess Of £170,000 Leasehold

ONE BEDROOM GARDEN MAISONETTE - LONG LEASE

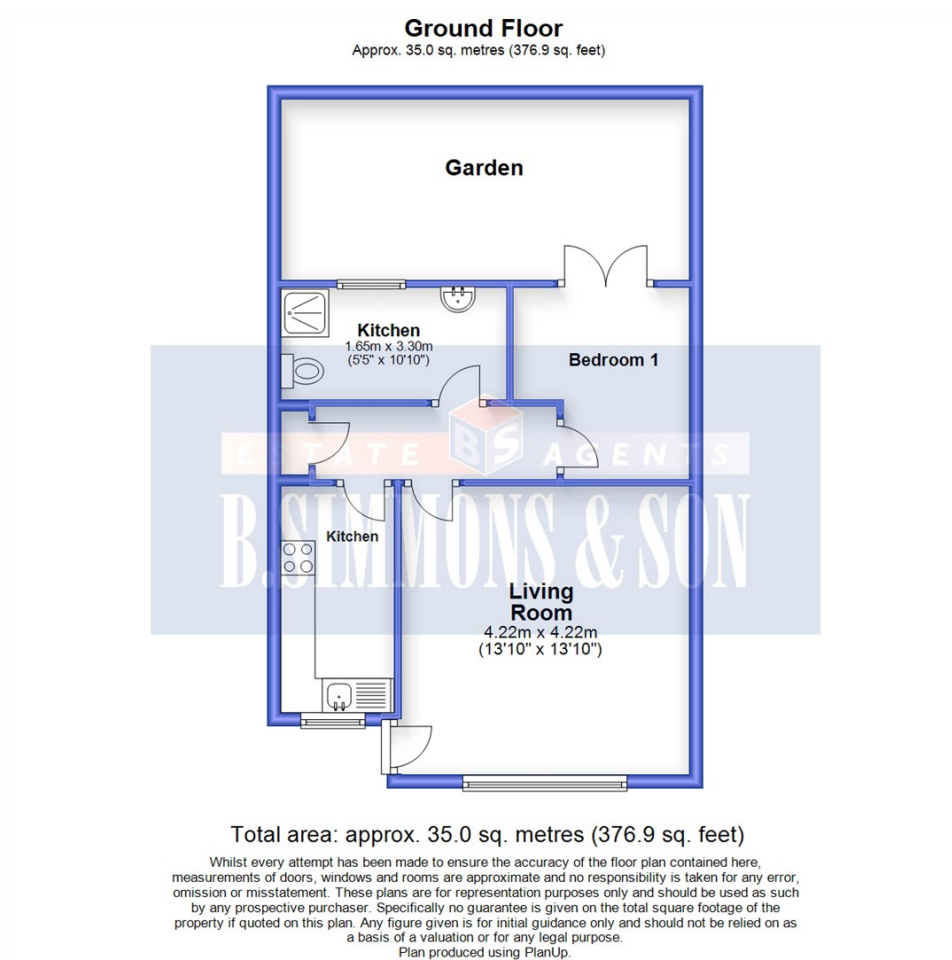
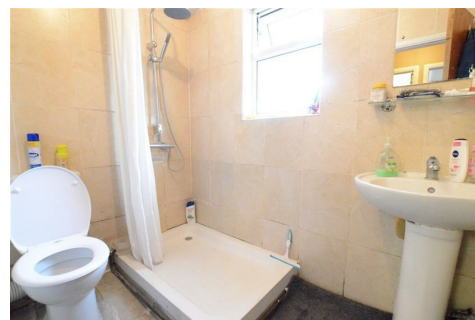
One bedroom ground floor maisonette, property features good size living room and private garden, property has off street parking, shower room and large bedroom, property is situated in a quiet road close to local schools and shops with good transport links to the M40 & M4. 138 years left on the lease.



Where every effort has been made to ensure the accuracy of the floor plan, measurements of rooms, buildings and yards are approximate and do not constitute an offer of any kind. The floor plan is for information only and should not be used as a basis for any offer or agreement. The floor plan is for information only and should not be used as a basis for any offer or agreement. The floor plan is for information only and should not be used as a basis for any offer or agreement.



Wiltshire Avenue, Slough, Berkshire, SL2 1BA



- Ground Floor Maisonette
- Private Garden
- Lease 138 years remaining
- Off Street Parking
- Close To Farnham Road
- No ground rent payable
- No service charge payable
- EPC: C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		71	76
		<small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales			
		<small>EU Directive 2002/91/EC</small>	

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.