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## Warren Parade, Rochfords Gardens, Slough, SL2 5XP

**Guide Price £155,000 Leasehold**

Ideal first purchase/investment. Situated in a secluded location, is this one bedroom ground floor maisonette. The property benefits from a fully fitted kitchen, electric heating, allocated residents parking, located close to grand union canal . Offering excellent transport links, within walking distance of Slough Train Station providing direct access into London Paddington. The property is offered with no onward chain. Viewings highly recommended.



Total area: approx. 41.0 sq. metres (441.7 sq. feet)  
While every attempt 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 for any prospective purchaser. Especially no guarantee is given on the final layout. None of the property is covered for this plan. Any figure given is for rough guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using Planika.

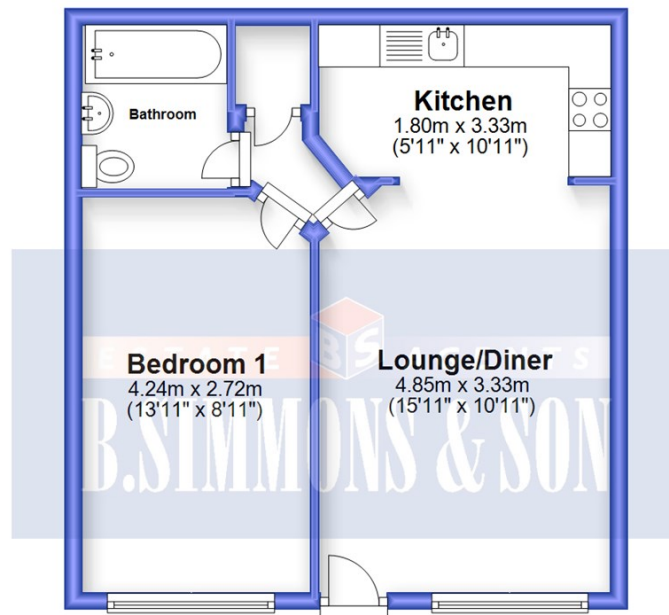


# Warren Parade, Rochfords Gardens, Slough, Berkshire, SL2 5XP



## Ground Floor

Approx. 41.0 sq. metres (441.7 sq. feet)



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Plan produced using PlanUp.

- One Bedroom
- Electric Heating
- Allocated Parking
- Close to Town Centre
- Located close to Grand Union Canal
- No Onward Chain
- EPC: TBC
- Lease 87 Years
- GR: £100 pa & SC: £799 6 monthly



| Energy Efficiency Rating                    |                         | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs |                         |         |           |
| (92 plus) <b>A</b>                          |                         |         |           |
| (81-91) <b>B</b>                            |                         |         |           |
| (69-80) <b>C</b>                            |                         |         |           |
| (55-68) <b>D</b>                            |                         |         |           |
| (39-54) <b>E</b>                            |                         |         |           |
| (21-38) <b>F</b>                            |                         |         |           |
| (1-20) <b>G</b>                             |                         |         |           |
| 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) <b>A</b>  |                         |         |           |
| (81-91) <b>B</b>  |                         |         |           |
| (69-80) <b>C</b>  |                         |         |           |
| (55-68) <b>D</b>  |                         |         |           |
| (39-54) <b>E</b>  |                         |         |           |
| (21-38) <b>F</b>  |                         |         |           |
| (1-20) <b>G</b>   |                         |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |         |           |