



# SIMMONS & SON



## Stafford Avenue, Slough, SL2 1AR

**£1,000 PCM**

One-bedroom maisonette located on Stafford Avenue in the lovely town of Slough. This delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. The bedroom is situated on the first floor, offering a peaceful retreat after a long day.

One of the highlights of this property is the rear garden, providing a lovely outdoor space to enjoy a morning coffee or host a summer barbecue. Additionally, the convenience of off-street parking ensures you never have to worry about finding a space after a busy day.

This maisonette is ideal for those seeking a comfortable and convenient living space. Whether you are a first-time buyer, downsizing, or looking for a rental property, this home offers a perfect blend of comfort and practicality.

Don't miss out on the opportunity to make this charming maisonette your own. Available early December, this property won't stay on the market for long. Contact us today to arrange a viewing and start envisioning your life in this wonderful home on Stafford Avenue.



# Stafford Avenue, Slough, SL2 1AR



- One bedroom
- Gas central heating
- First floor
- EPC - D
- Off street parking
- Council tax - Band B - £1697
- Rear Garden
- Five week deposit required - £1153
- Double glazing
- One week reservation deposit required - £230.76



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		

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.