



£299,950 Leasehold

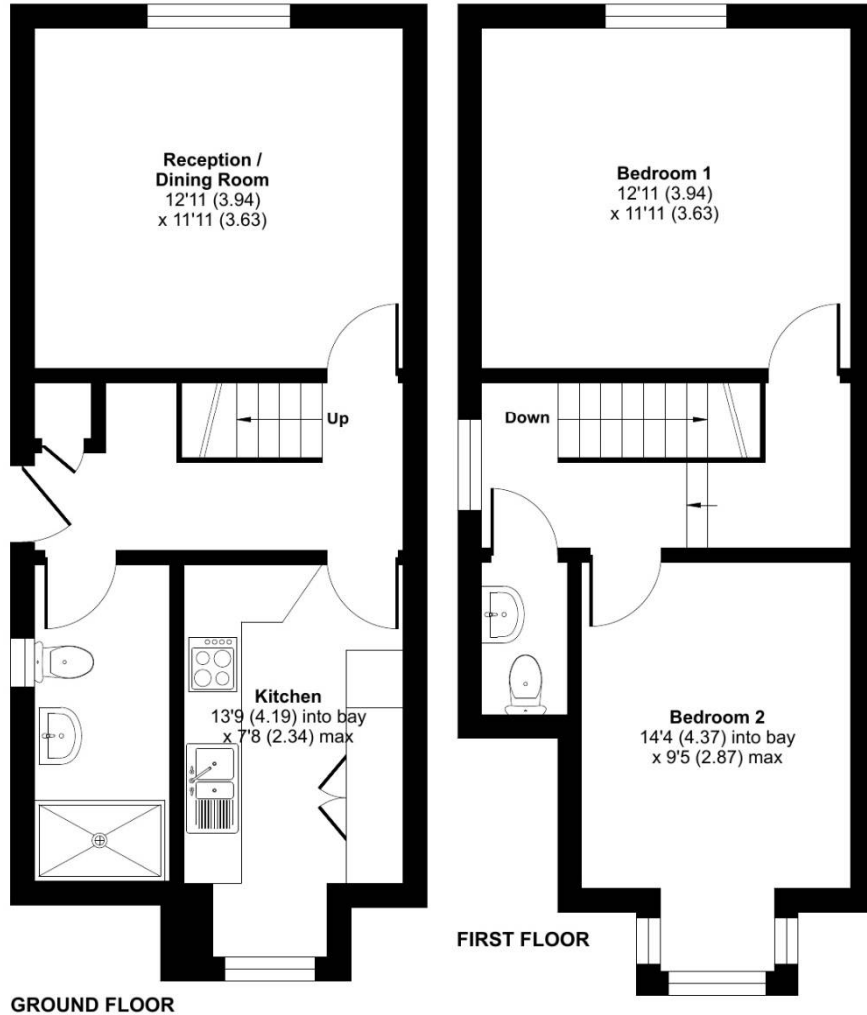
Park Street, Slough, SL1

LONG LEASE!! Simple Estate Agents present to the market this two double bedroom split level maisonette located not far from Slough Station. The property benefits from 1.5 shower room, modern kitchen and shower room, double bedrooms and spacious living room. The property is located a short walk to Slough Station, bus stops and local schools. This is great for a first time buy or an investment property. Call now to book your viewing...

Park Street, Slough, SL1

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Approximate Area = 780 sq ft / 72.5 sq m
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2023. Produced for Simple Estate Agents. REF: 1019602



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Directions

UB3 3ES Coldharbour Ln, Hayes Take Pump Ln to The Pkwy/A312 4 min (1.0 mi)
Take M4 to London Rd/A4 in Slough. Take the exit for A4 from M4 10 min (6.8 mi)
Continue on London Rd/A4. Take Upton Ct Rd to Park St 9 min (2.7 mi) SL1 1PU
Park St, Slough

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(39-54) E		
(21-38) F		
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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SIMPLE ESTATE AGENTS NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.