

Trelawney Avenue, Slough, Berkshire, SL3 7UF

£190,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offered to the market with no onward chain complications is this well presented and spacious top floor one-bedroomed apartment, ideally located on Trelawney Avenue within a short walking distance of local shops and amenities.

The property is situated on the top floor of the block, and comprises an entrance hallway, three-piece bathroom suite, good-sized bedroom with multiple built-in wardrobes, a large living room which either leads to the separate kitchen or the private balcony.

This home is offered to the market with no onward chain complications, whilst there is 93 years remaining on the lease (125 years from 2/2/1991). The service charges are currently £77 per month, whilst the ground rent is a reasonable £10 per annum.

This apartment is located directly across the road from the Trelawney Avenue shopping precinct where prospective buyer's will find convenience stores, restaurants and assorted amenities. This property is just a short walking distance to both Ryvers Primary School and Langley Grammar Schools. Other popular local schools are also accessible via foot and the property falls within their catchment. Langley railway & Elizabeth line station is just 1 mile away. Easy vehicular access to M4, M25 and M40.

Council Tax Band: C / EPC Rating: D

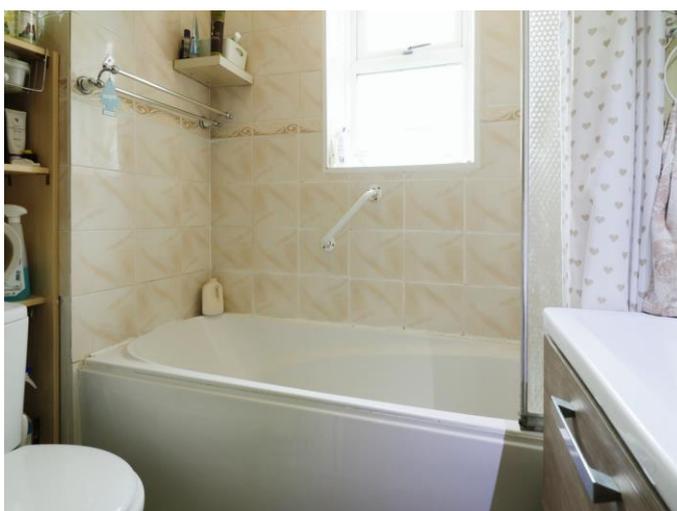
Tenure: Leasehold

Lease Remaining: 93 Years Remaining

Service Charge: £77 Per Month

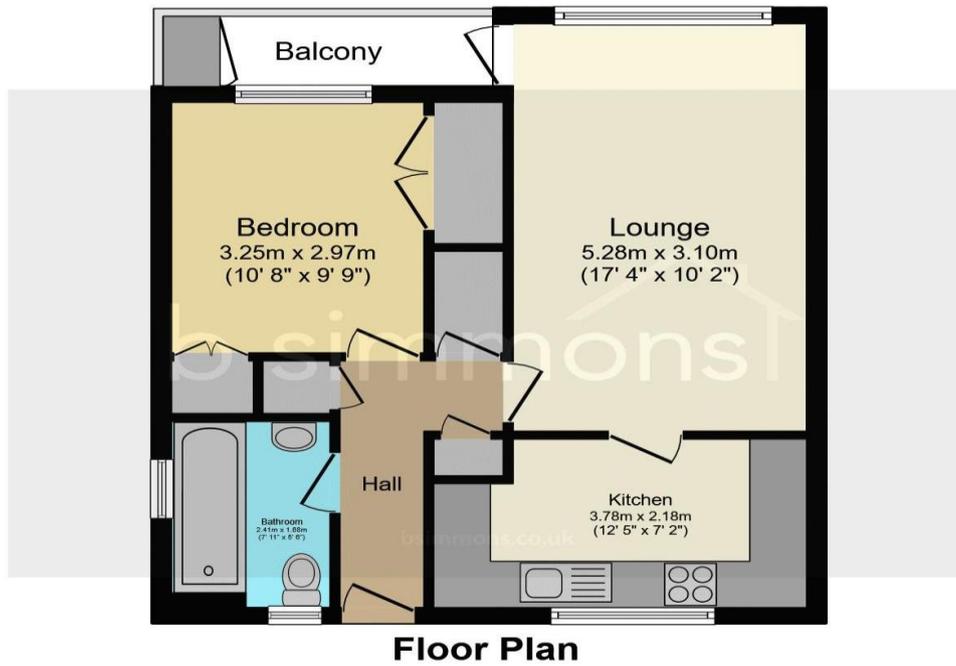
Ground Rent: £10 Per Annum

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area 47.0 sq.m. (506 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

No fee mortgage brokerage service

As a member of The Guild of Property Professionals,
B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week, 9:00am - 8:00pm
- Mon - Thurs, 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.