

Cannon Gate, Slough, Berkshire, SL2 5NH

£275,000

Leasehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



B Simmons are delighted to offer to the market this large two-double bed roomed ground floor apartment in the popular Cannon Gate development.

This property boasts two large double bedrooms, both featuring built-in wardrobes and the master bedroom benefiting from an en-suite shower room. The property further comprises a three-piece family bathroom with tub, a galley-style kitchen with appliances and a bright and spacious living room with double-aspect windows. There is ample residents parking available with 1 allocated permit per flat, and further visitors parking available on site.

Cannon Gate is ideally located for those looking for easy access in to town, with Slough High Street just 1.0 Mile away, whilst Slough Railway and Elizabeth Line is 1.5 Miles away. Wexham Park Hospital is just 1.1 Mile away. There's a plethora of popular local primary, secondary and grammar schools within walking distance. Easy access to M4, M40 and M25.

Council Tax Band: C / EPC Rating: C

**Tenure: Leasehold**

**Lease Remaining: 136 Years Remaining (155 Years from 1/1/2003)**

**Service Charge: ~ £1400 Per Annum**

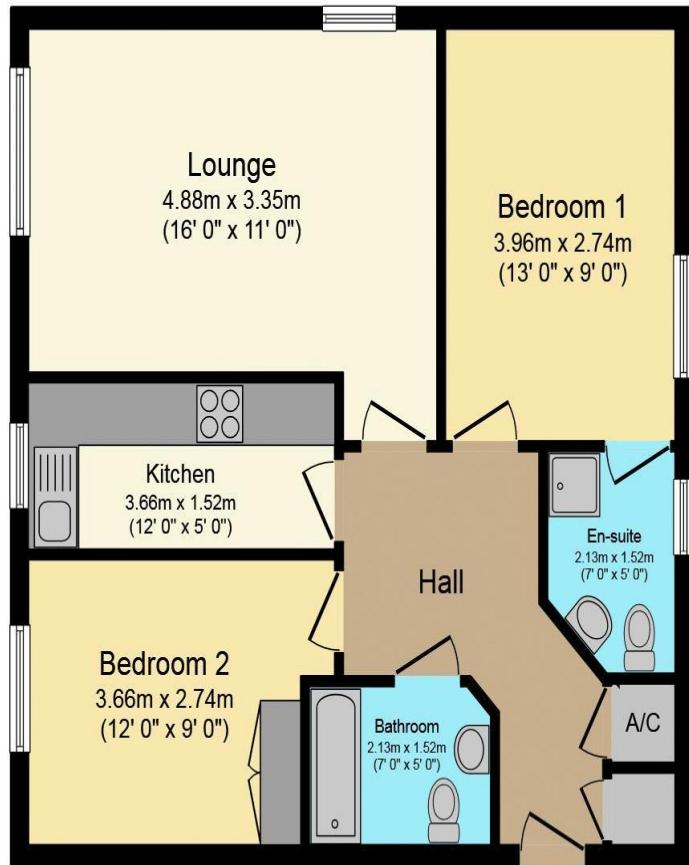
**Ground Rent: £230 Per Annum**

**NB: All leasehold information must be verified by your solicitor.**

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



## Floor Plan

Total floor area 60.6 sq.m. (652 sq.ft.) approx

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

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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.