



Tucked away at the end of a cul-de-sac location and offering panoramic views of the 'Grand Union Canal', B Simmons are pleased to present to the market this first floor purpose built maisonette with a secure allocated garage parking space.

This maisonette is set over split levels and has undergone considerable refurbishment by the current owner. As you enter through your private front door you walk into a hallway with stairs leading to the first floor and a built in storage cupboard. There is a 17'1 bay fronted lounge with views over the canal. The kitchen is fitted with a range of matching modern wall and base units, worksurfaces with space for a fridge/freezer, as well as plumbing for a dishwasher. The current owner has also refurbished the shower room with a white suite, electric shower, tiled splash backs and installed plumbing for a washing machine. On the first floor there is a spacious double bedroom with a 'Velux' window and two built in storage cupboards. Outside, there are communal gardens and beneath the property there is a secure allocated garage car parking space.

Rochford Gardens is known for its community appeal and is well located for local amenities and transport links. Slough town centre is just 1.5 miles away, with easy access to bus connections Slough railway station and the Elizabeth Line. This home offers easy access for commuting and a variety of shops, restaurants, and entertainment venues. The road links to the M4/M25 motorway networks ensuring seamless travel for work or leisure.

Property Information: Lease Remaining: Approx. 88 years

Ground Rent: Approx. £200.00 PA

Maintenance Charges: Approx. £1434.00 PA

Council Tax Band: B / EPC Rating: C

(all to be verified by a solicitor)

# Rochfords Gardens, Slough, Berkshire, SL2 5XG



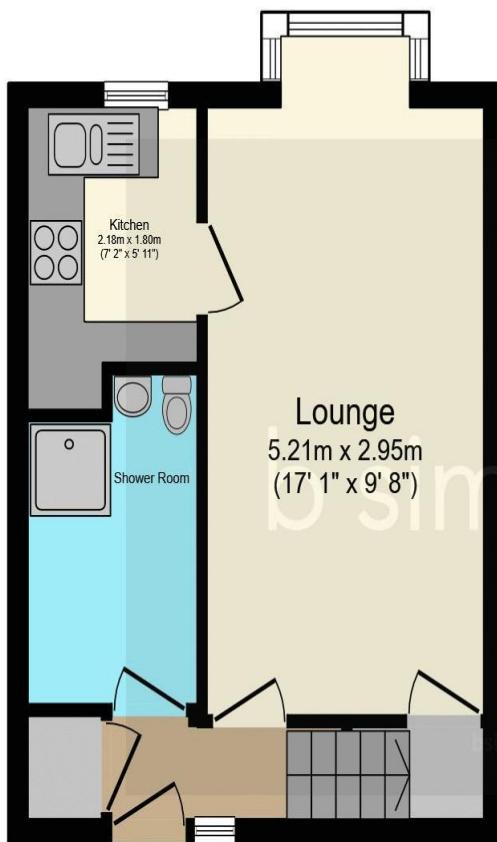
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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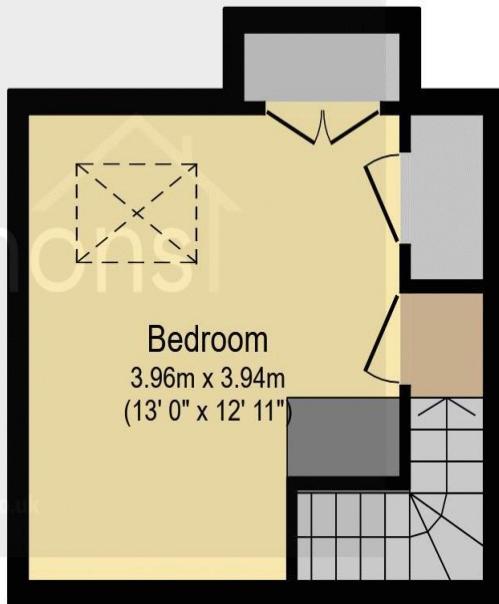
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## Ground Floor

Floor area 30.4 sq.m. (327 sq.ft.)



## First Floor

Floor area 20.6 sq.m. (221 sq.ft.)

Total floor area: 51.0 sq.m. (549 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or statement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

b simmons

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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.