

Dolphin Road, Slough, Berkshire, SL1 1TG

£275,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located on the outskirts of Langley and offering easy access to local shops and good transport links, B Simmons are delighted to present to the market this ground floor, refurbished garden flat with a decent length lease of approximately 145 years remaining.

As you enter through the front door you walk in to a long entrance hallway with a large built in storage cupboard and adjoining doors providing access to; a bay fronted living room with a feature fireplace and built in window seat storage. The master bedroom has built in wardrobes with up and over bed storage cupboards, and the second bedroom has a built in single cabin bed feature. There is a family bathroom which has been fitted with a four piece suite comprising; a roll top bath with mixer taps and shower attachment, a wash hand basin with vanity surround, a low level W.C and a double shower cubicle with mains shower. Overlooking the rear garden is a modern fitted kitchen/diner which has been updated by the current owner. Outside there is a private rear garden laid predominantly to lawn, with a decking area, large storage shed and separate patio for outside dining.

The property is located within walking distance of a Sainsbury's superstore and other local shops, good bus links giving easy access to Slough/Langley railway/ Elizabeth Line stations, schooling for all ages and the Queensmere and Observatory shopping centres.

Property Information: Lease Remaining: Approx. 145 Years

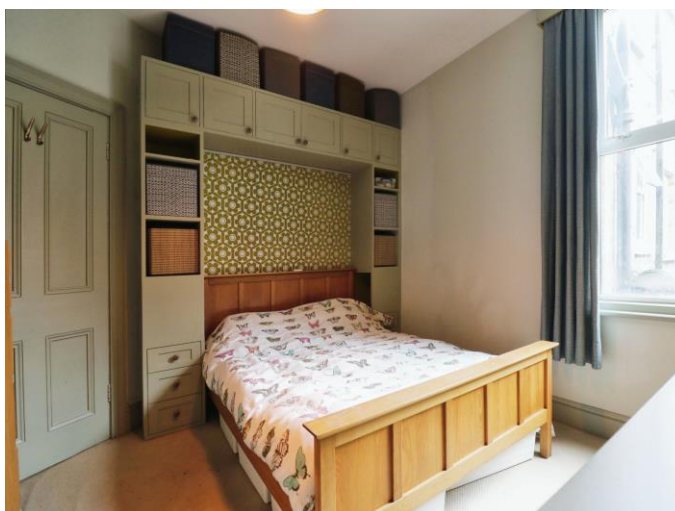
Ground Rent: Approx. £0.00 PA

Maintenance Charges: Approx. £0.00 PA

Council Tax Band: C / EPC Rating: TBC

(all to be verified by a solicitor)

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

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Floor Plan

Floor area 71.5 m² (770 sq.ft.)

TOTAL: 71.5 m² (770 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 misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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