



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

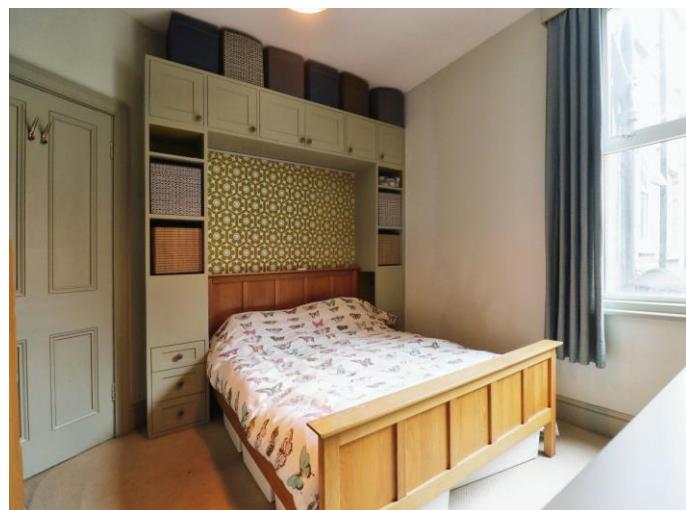
Ground Rent: Approx. £0.00 PA

Maintenance Charges: Approx. £0.00 PA

Council Tax Band: C / EPC Rating: TBC

(all to be verified by a solicitor)

Dolphin Road, Slough, Berkshire, SL1 1TG



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

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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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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.