

Wellington Street, Slough, Berkshire, SL1 1RP

£195,000  
Share of Freehold

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



Offered with vacant possession and conveniently located within walking distance of local shops, bus routes and a mainline railway station, B Simmons are delighted to present to the market this spacious ground floor flat with it's own private garden. An internal viewing is highly recommended.

The property was previously rented out and would make an ideal First Time Buy or Buy to Let Investment. As you walk through the communal front door, there is a private entrance and hallway leading through to bay fronted living room, a modern fitted kitchen/diner, a bathroom fitted with a white three piece suite and a double bedroom. Further benefits of this spacious flat include; double glazing, gas central heating and a private rear garden, predominantly laid to lawn and a gate giving side access.

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. New Lease 125 Years  
Ground Rent: Approx. £0.00 PA  
Maintenance Charges: Approx. £0.00 PA  
Council Tax Band: B / EPC Rating: D  
(all to be verified by a solicitor)

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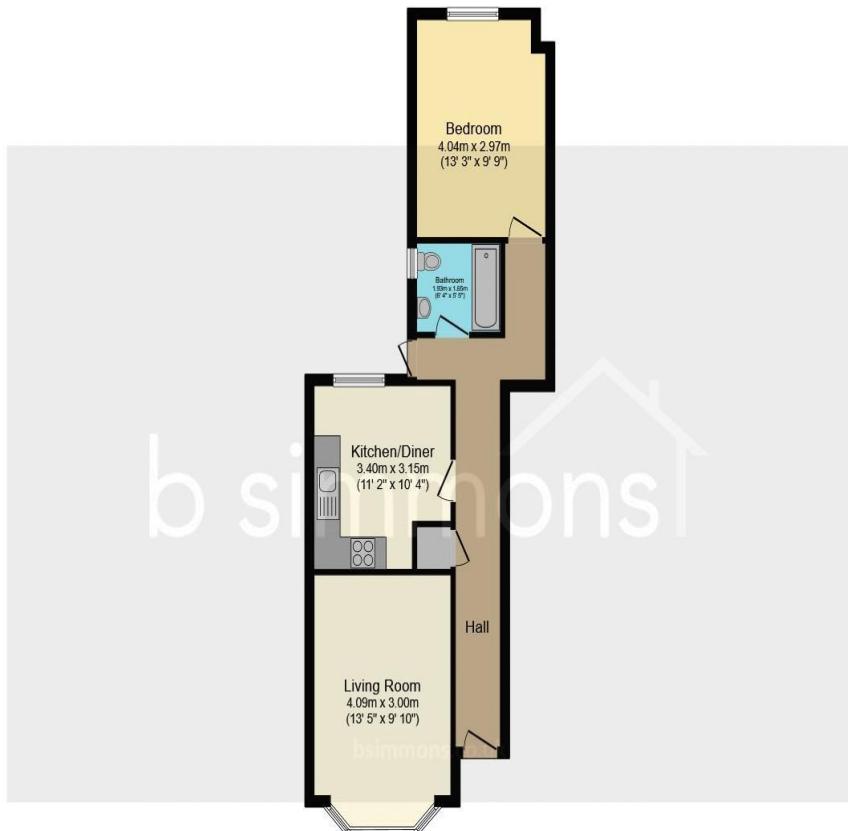


Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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## Floor Plan

Floor area 52.6 sq.m. (566 sq.ft.)

**Total floor area: 52.6 sq.m. (566 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](http://www.Propertybox.io)

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PROPERTY  
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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

### 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.