

Kenyon Way, Slough, Berkshire, SL3 8AL

£265,000  
Leasehold

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



B Simmons are delighted to bring to the market this modern first-floor flat, which is conveniently located within walking distance of local shops, high performing schools and Langley's railway/Elizabeth Line station, offered with NO ONWARD CHAIN.

This spacious one-bedroom apartment offers bright accommodation and ample storage throughout, finished to a high standard and ready to move into. The generous living area is enhanced by a Juliet balcony, allowing an abundance of natural light to pour in and create a warm, open atmosphere. The contemporary kitchen is fitted with integrated appliances, combining modern style with everyday practicality. Further benefits include gas central heating and full double glazing, ensuring comfort and energy efficiency all year round. Externally, the development enjoys well-maintained communal gardens, while the property also benefits from allocated parking for one vehicle to the rear of the building. Beautifully presented and thoughtfully designed, this impressive home is perfectly suited to first-time buyers, investors, or professionals seeking comfortable and convenient living.

Property Information: Lease Remaining: Approx. 991 years

Ground Rent: Approx. £200.00 PA

Maintenance Charges: Approx. £557.68 Bi-annually

Council Tax Band: B / EPC Rating: B (all to be verified by a solicitor)

Flat 12, 1, Kenyon Way, Slough, Berkshire, SL3 8AL



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

Flat 12, 1, Kenyon Way, Slough, Berkshire, SL3 8AL



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

Flat 12, 1, Kenyon Way, Slough, Berkshire, SL3 8AL



## Floor Plan

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

T: 01753 545555 E: 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.