



## RUTLAND AVENUE SLOUGH, SL1 3AL

Offered to the market with no onward chain, this spacious two-bedroom apartment represents an excellent opportunity for buyers looking for a property they can refurbish and improve to their own specification.

The accommodation includes a particularly generous living/dining room providing ample space for both seating and dining areas, together with a

# £225,000



1



1



2

EPC C



Total floor area: 59.0 sq.m. (635 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

separate fitted kitchen. There are two well-proportioned bedrooms and a family bathroom.

The property would benefit from a programme of refurbishment and modernisation, providing an ideal opportunity for first-time buyers, investors or purchasers looking to add value and create a home tailored to their own requirements.

Further benefits include double glazing, electric heating and well-proportioned accommodation throughout.

The property is conveniently situated and provides good access to Slough Town Centre, local amenities and transport connections.

With its generous accommodation, refurbishment potential and the added advantage of being offered with no onward chain, an early viewing is highly recommended.

- Sold with no onward chain
- Gated resident car park
- Excellent access to Slough Town Centre & Elizabeth Line Station
- Ground floor flat
- Ideal First-Time purchase or investment
- Approximately 1.2 miles from Slough Station
- Convenient access to the A4, M4 & M25
- Within walking distance of Baylis Court School & Herschel Grammar School
- Walking Distance to Farnham Road



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