



**Adelphi Gardens  
Slough  
Berkshire  
SL1 2RG**

**Offers In Excess Of £215,000**

**bettermove**

# Adelphi Gardens Slough

Bettermove are proud to present this 2 bedroom maisonette in Slough, available with no forward chain and welcoming cash buyers only.

The property is currently tenanted and it will be sold with tenants in situ for immediate investment. Rental yields can be obtained through Bettermove.

The property benefits from double glazing, gas central heating throughout and has off street parking available via the driveway.

The council tax band is B.

This is a leasehold property of 99 years, starting in 1974; the ground rent is £300-400 per annum.

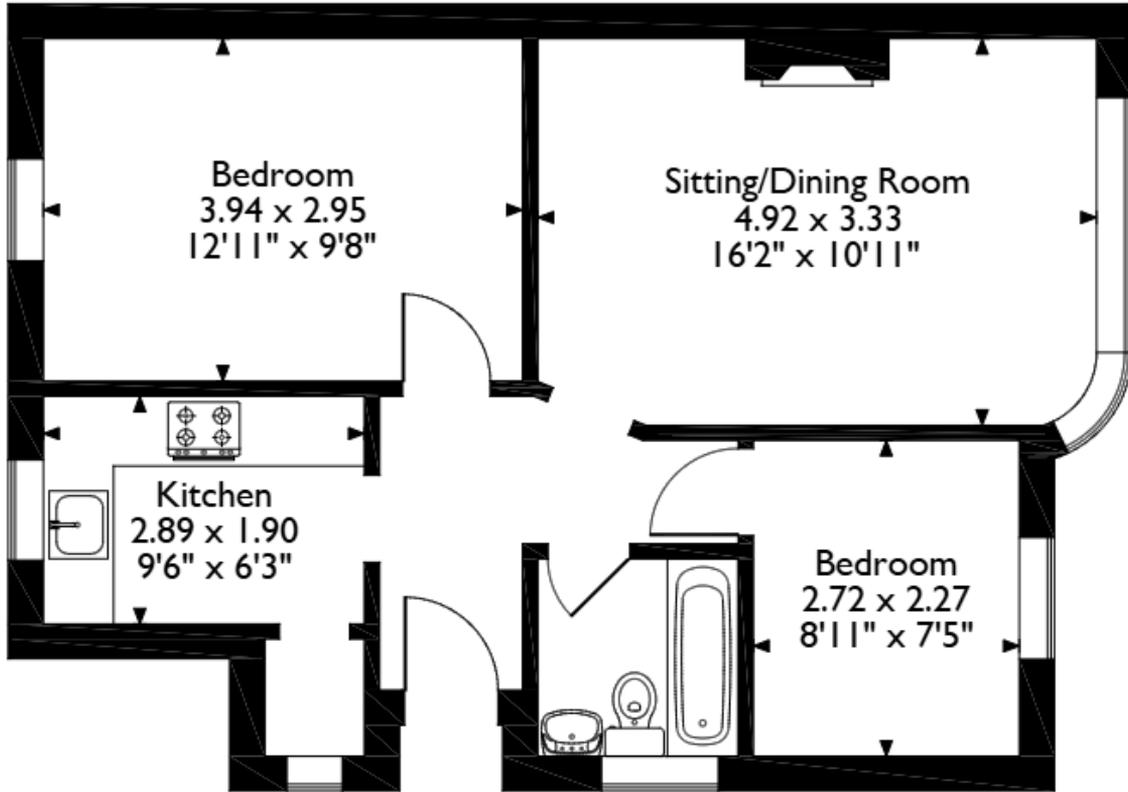
The interior of this ground floor property comprises a spacious living/dining room and fitted kitchen, two bedrooms and the family bathroom. The exterior boasts a private rear garden, perfect for enjoying the summer months.

Located in the popular city of Slough, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Slough Railway Station, as well as local bus routes, and quick access to the M4.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.



Adelphi Gardens, Slough  
 Approximate Gross Internal Area  
 51 Sq M/549 Sq Ft



**Ground Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	



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