



A fantastic opportunity to purchase this three bedroom split-level maisonette, situated within a private gated development, boasting immaculately modern interior throughout.

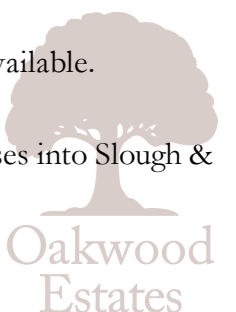
The property is set across two floors stretching over an exceptional 900 square feet internally, with the addition of an owned garage, and added benefit of a WC on each level, creating an ideal family home.

Additionally the first floor features an excellent size 17ft living room contemporary lighting, grey laminate floor and generous space for both living and dining furniture. The recently refitted kitchen offers a great range of stylish high-gloss fitted units and integrated appliances include gas hob, oven and microwave. The kitchen also provides sufficient space and plumbing for other white goods including a dishwasher and washing machine.










Brand new carpets have been laid to stairs and two bedrooms. The master measures 14ft whilst two additional bedrooms offer space for double beds and wardrobes.

Externally the garage is situated within a block and residents permit parking is amply available.

The property is situated just off London Road with multiple transport links nearby including buses into Slough & London, M4 J5, as well as being a short commute to Heathrow Airport.



Property Information

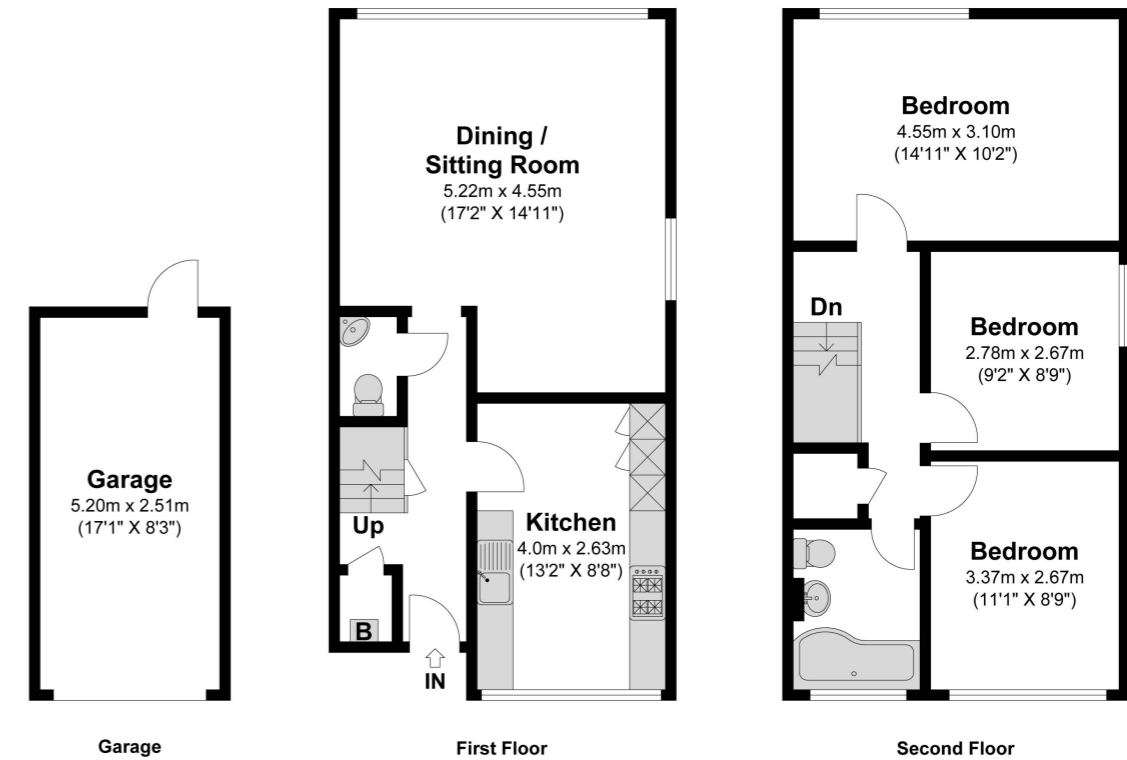
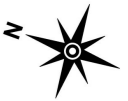
-  THREE BEDROOM SPLIT LEVEL MAISONETTE
-  PERMIT PARKING AND GARAGE IN A BLOCK
-  THREE DOUBLE BEDROOMS
-  REFITTED MODERN KITCHEN
-  PRIVATE GATED ENTRANCE
-  OVER 900 SQUARE FT EXCLUDING GARAGE
-  17FT LIVING ROOM WITH STYLISH GREY LAMINATE FLOORING
-  DOWNSTAIRS WC AND UPSTAIRS FAMILY BATHROOM
-  MULTIPLE TRANSPORT LINKS NEARBY
-  SHARE OF FREEHOLD

					
x3	x1	x2	x1	N	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Gibson Court
 Approximate Floor Area
 903.95 Square feet 83.98 Square metres (Excluding Garage)
 Garage Area 140.47 Square feet 13.05 Square metres
 Total Area 1044.42 Square feet 97.03 Square metres (Including Garage)



Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

Lease Information

The property owns a Share of Freehold and there is a combined service charge and ground rent of approximately £80 per month (buildings insurance included).

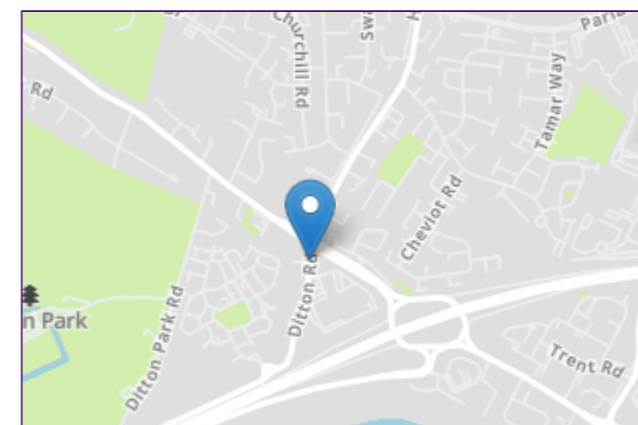
Transport Links

NEAREST STATIONS:

- Langley Station - 1.0 miles
- Datchet Station - 1.5 miles
- Sunnymeads Station - 1.7 miles

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	69	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	