



Conveniently located a stones throw from both The Langley Academy and Langley Grammar School is this three bedroom second floor apartment stretching an impressive 700 square feet.

The property comprises a spacious entrance hallway leading to the main bathroom and three good size bedrooms with a range of integrated storage.

The apartment also features a well-equipped kitchen overlooking a communal green, 13ft living room with access to a balcony and gas central heating.

Externally, the property has rear access to a large communal garden and there is ample on-street residents parking to the front of the block.

The property is offered to the market as an ideal investment with the added benefit of no onward chain inviting a very quick sale.



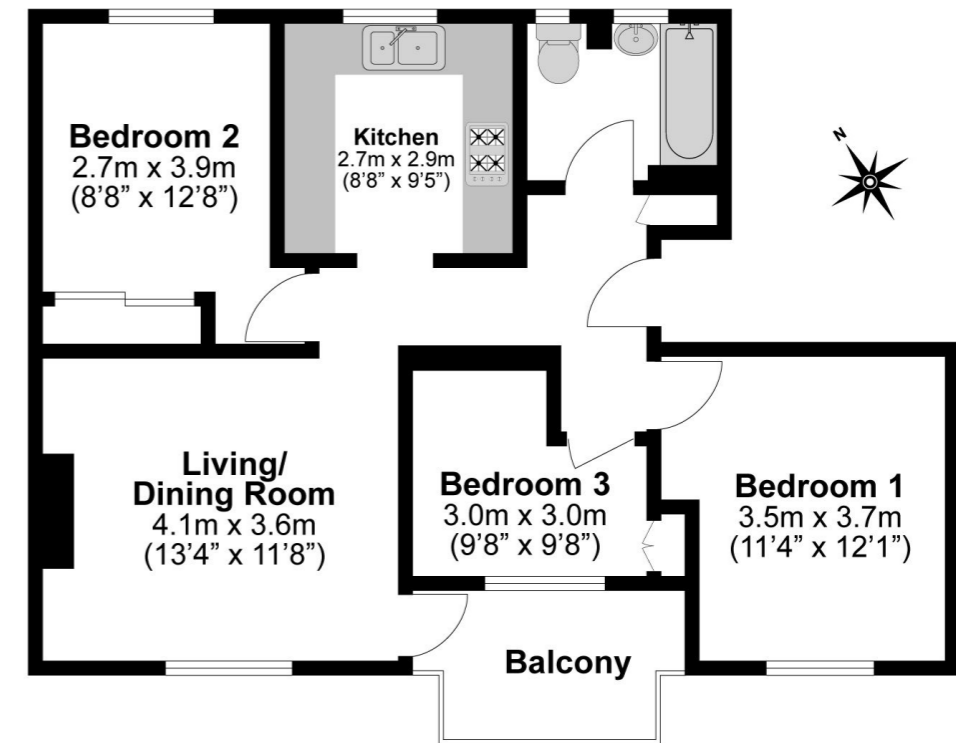
Property Information

-  **THREE BEDROOM SECOND FLOOR APARTMENT**
-  **LIVING ROOM/DINER WITH LARGE BALCONY**
-  **LARGE COMMUNAL GARDEN**
-  **WALKING DISTANCE TO LANGLEY GRAMMAR AND LANGLEY ACADEMY**
-  **GAS CENTRAL HEATING**
-  **GOOD SIZE KITCHEN WITH APPLIANCES INCLUDED**
-  **3 WELL-PROPORTIONED BEDROOMS WITH RANGE OF INTEGRATED CUPBOARDS**
-  **AMPLE ON-STREET PARKING AVAILABLE FOR RESIDENTS**
-  **93 YEAR LEASE AND VERY LOW GROUND RENT**
-  **NO ONWARD CHAIN**

					
x3	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

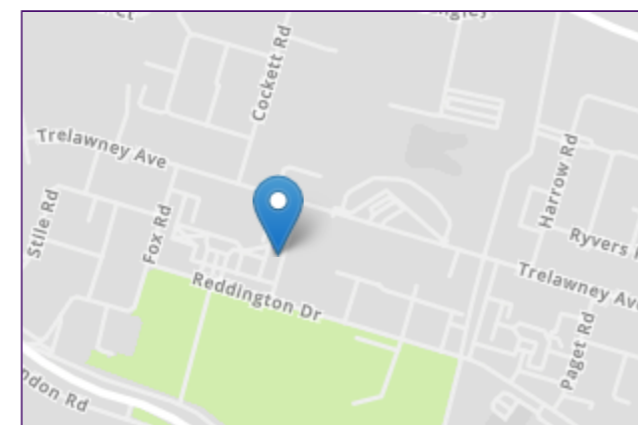
Floor Plan

Total Approximate Floor Area
699 Square feet
65 Square metres



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		59	66
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Lease Information

Length of lease - 93 years remaining
Ground rent - £10 per year
Service charge £TBC

Transport Links

Nearest stations:

Langley (0.8 miles)
Slough (1.6 miles)
Datchet (1.6 miles)

The property is located with easy access to J5 of M4 with links to M40 and M25.

Local Schools

PRIMARY SCHOOLS

Ryvers School
0.2 miles away

The Langley Academy Primary
0.2 miles away

Castleview Primary School
0.4 miles away

Marish Primary School
0.5 miles away

Langley Hall Primary Academy
0.6 miles away

SECONDARY SCHOOLS

The Langley Academy
0.2 miles away

Langley Grammar School
0.3 miles away

Ditton Park Academy
0.7 miles away

St Bernard's Catholic Grammar School
0.7 miles away

Upton Court Grammar School
0.9 miles away

Council Tax
Band B