



This two bedroom ground floor apartment is offered to the market in a well-kept manner throughout and benefits from no onwards chain, inviting a quick and uncomplicated sale.

The property features two spacious bedrooms, a comfortable family room, and a separate utility area. It also includes a shower room with an independent WC, along with a well-equipped kitchen complete with white goods and a gas cooker.

The property also provides a communal garden and on street parking for residents and visitors.

Conveniently located within walking distance of local schools and just a short distance from Langley Station, this well positioned home also has the advantage of low service charges, making it an ideal opportunity for first-time buyers or investors.



Property Information

-  GROUND FLOOR APARTMENT
-  TWO SPACIOUS BEDROOMS
-  WALKING DISTANCE TO LOCAL SCHOOLS
-  KITCHEN EQUIPPED WITH WHITE GOODS
-  SHORT DISTANCE TO LANGLEY STATION
-  CHAIN FREE INVITING A QUICK SALE
-  LOW SERVICE CHARGE AND GROUND RENT
-  GOOD CONDITION THROUGHOUT
-  SEPARATE UTILITY ROOM
-  IDEAL FOR FIRST TIME BUYERS & INVESTORS

					
x2	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

Lease - 103 years remaining
 Service Charge - £1300 per annum
 Ground Rent - £10 per annum

Transport Links

NEAREST STATIONS:

Langley - 1.1 miles
 Datchet - 1.7 miles
 Sunnymeads - 1.7 miles

Local Schools

PRIMARY SCHOOLS:

Foxborough Primary School
 350 yards

Holy Family Catholic Primary School
 490 yards

Marish Primary School
 0.6 miles

Langley Hall Primary Academy
 0.8 miles

SECONDARY SCHOOLS:

Langley Grammar School
 0.6 miles

The Langley Academy
 0.9 miles

Langley Hall Arts Academy
 1.1 miles

Ditton Park Academy
 1.3 miles

St Bernard's Catholic Grammar School
 1.6 miles

Council Tax
 Band C

Floor Plan



Grampian Way
 Approximate Floor Area = 74.16 Square meters / 798.25 Square feet

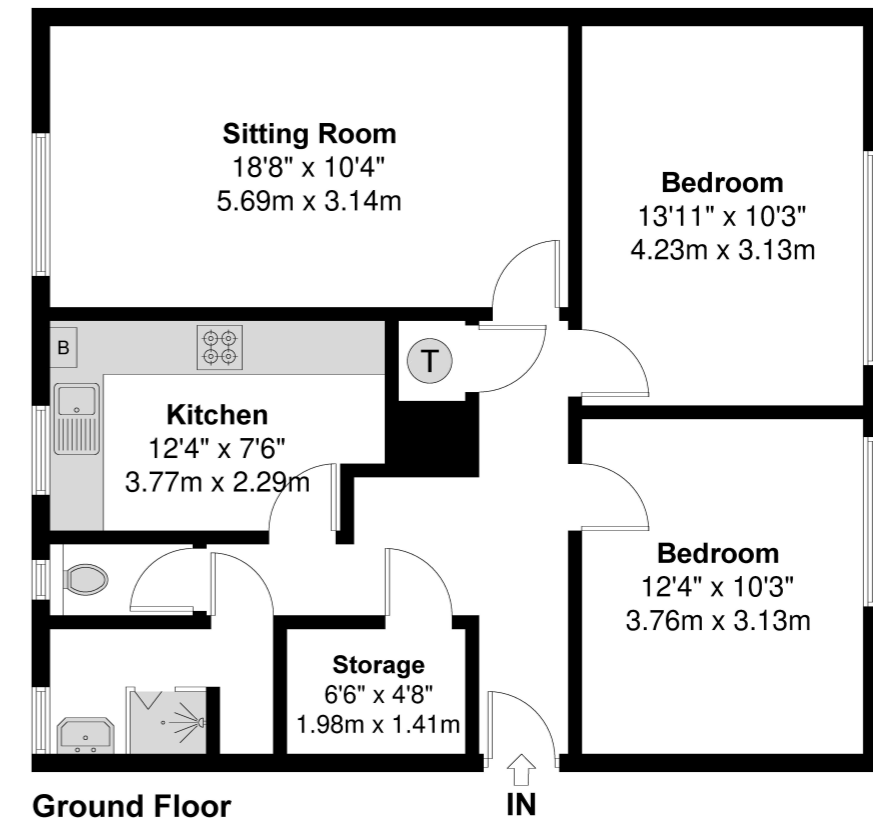


Illustration for identification purposes only,
 measurements are approximate, not to scale.

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.

