



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



2 Daws Court, High Street, Iver, Buckinghamshire. SL0 9NQ.

£285,000 Leasehold

Hilton King & Locke are pleased to bring to the market this fantastic and very well-presented first floor apartment. A perfect choice for either a first-time buyer or investor, this spacious two-bedroom, apartment is located well for a variety of local amenities including Costa, a chemist and a Co-op supermarket as well as being walking distance to the train station. This property also comes to the market with NO CHAIN and a long lease of approximately 124 years.

Comprising of a spacious living/dining room with twin aspect windows and a newly fitted modern kitchen with integrated appliances and cooker extractor fan. This is the perfect home if you are looking for something that needs minimal work. This apartment has two double bedrooms as well as ample storage in the open hallway that could even be made into an office space.

The apartment has had new carpets fitted and has just been decorated with neutral tones that make this a very warm and appealing property which should be viewed to be fully appreciated.

The family bathroom is fully tiled and benefits from a bath, basin and W/C. Secure garage parking is accessed via gates. There is also a parking space in front of the garage. This Apartment benefits from a communal area.

THE AREA

The property is a short walk to the Co-op, Costa, The Swan Public House and all of the High Street's amenities. It is located near the Iver Medical Centre and is also a short walk to both of the village's Infant and Junior Schools. Iver is popular for its tranquillity and accessibility, with quick road access to the M25, M4, M40 and A40 Great West Road. Iver Rail Station is just over a mile away and is a stop on the Crossrail Elizabeth Line which makes journey times to Farringdon or Liverpool Street last only 30-35 minutes. Iver lies within an hour by road from all London



airports; in particular Heathrow which is approximately 7 miles away (15-20 minutes).




Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



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2 Daws Court, High Street

Approximate Gross Internal Area

71.8 sq m / 773 sq ft

Garage = 13.2 sq m / 142 sq ft

Total = 85.0 sq m / 915 sq ft



First Floor

(Not Shown In Actual
Location / Orientation)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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