



An exceptional opportunity for professionals or investors to purchase this newly renovated one bedroom apartment at a popular development known as 'The Lawns', a short distance from Heathrow Airport.

The property stretches a very spacious 475 square feet and features an exceptional size 24ft open plan living room/diner, large double bedroom, and bathroom complete with stylish grey tiles. The modern kitchen includes electric oven and hob and space for white goods.

Externally parking is allocated with ample visitor spaces also available, and a communal green for residents to enjoy.

The property has just completed a full refurbishment, including a brand new fitted kitchen and bathroom, carpets and flooring, and a redecoration throughout and benefits no onward chain, making it perfect for those looking for an uncomplicated move.

The property is held on brand new Share of Freehold basis with 999 years remaining and a peppercorn ground rent.

# Property Information

- ONE BEDROOM APARTMENT
- CAREFULLY RENOVATED THROUGHOUT
- BRAND NEW KITCHEN AND BATHROOM
- CLOSE TO HEATHROW AIRPORT
- 475 SQUARE FEET
- SHARE OF FREEHOLD WITH NEW 999 YEAR LEASE
- 24FT OPEN PLAN LIVING ROOM/KITCHEN
- NEW CARPETS, FLOORING AND REDECORATION
- SUPERBLY MODERN INTERIORS
- NO CHAIN

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

## Lease Information

Share of Freehold - Term just renewed to 999 years

Service Charge - £900 per year

Ground Rent - Peppercorn

## Rental Income

We propose the property could achieve approximately £1300-1350 pcm on the rental market

## Transport Links

NEAREST STATIONS:

Heathrow Terminal 5 - 1.2 miles

Iver - 2 miles

Wraysbury - 2 miles

Langley - 2.3 miles

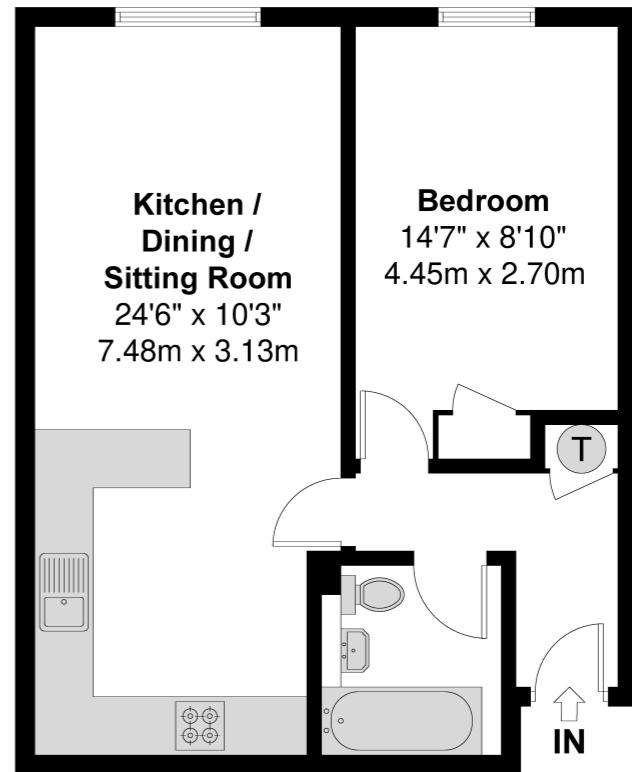
## Council Tax

Band B



# Floor Plan

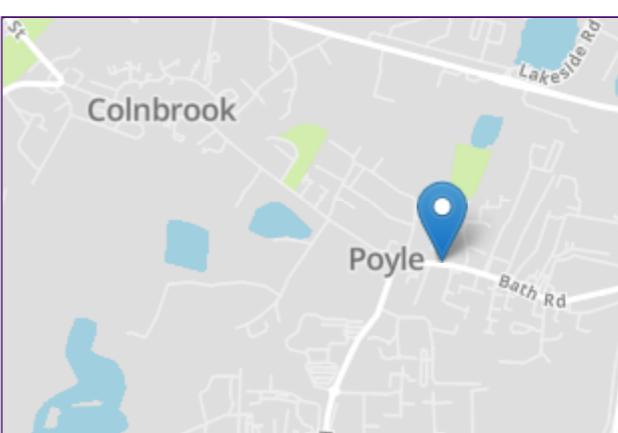
**The Lawns**  
Approximate Floor Area = 44.16 Square meters / 475.33 Square feet



## Second Floor

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 Govview.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+)	A	
(81-91)	B	81
(69-80)	C	
(55-68)	D	59
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		