










This two bedroom fourth floor apartment is offered to the market in great condition and superbly presented throughout, offering a perfect first time buy for those looking for an immediate move. Also appealing to investors, the property is conveniently situated within walking distance of Langley Station.

The property boasts a modern and well looked after interior, and stretches 739 square feet in total. It comprises two double bedrooms with the added benefit of an en suite in the master. There is a spacious family bathroom and a 19ft open plan kitchen/sitting room with ample storage and suitable space for both living and dining furniture. The property also enjoys picturesque views of nearby greenery.

Additionally, there is lift access to all floors as well as allocated and visitor parking.



Property Information

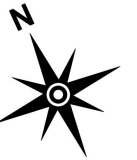
-  TWO BEDROOM FOURTH FLOOR APARTMENT
-  PERFECT OPPORTUNITY FOR FIRST TIME BUYERS
-  LIFT ACCESS TO ALL FLOORS
-  2 BATHROOMS INCLUDING EN-SUITE
-  PICTURESQUE VIEWS
-  GREAT CONDITION THROUGHOUT
-  OPEN PLAN KITCHEN/SITTING ROOM
-  115 YEAR LEASE
-  ALLOCATED AND VISITOR PARKING
-  CLOSE PROXIMITY TO LANGLEY STATION AND LOCAL SCHOOLS

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

Floor Plan



Chadwick Road
Approximate Floor Area
739.91 Square feet 68.74 Square metres



Fourth Floor
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

Lease term- 115 years
Service charge- approx. £206 per month
Ground rent- approx. £375 per year

Langley Hall Primary Academy
0.9 miles

Transport Links

TRAIN STATIONS:
Langley- 0.9 miles
Slough- 1.3 miles
Datchet- 2 miles
Iver- 2.4 miles
Windsor & Eton Riverside- 2.5 miles

SECONDARY SCHOOLS:

The Langley Academy
0.5 miles

St Bernard's Catholic Grammar School
0.5 miles

Local Schools

PRIMARY SCHOOLS:

Ryvers School
710 yards

The Langley Academy Primary
0.5 miles

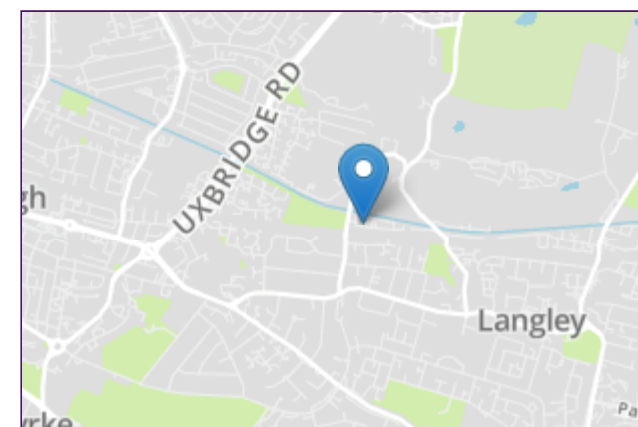
Castleview Primary School
0.8 miles

Langley Hall Arts Academy
0.6 miles

Upton Court Grammar School
0.8 miles

Langley Grammar School
0.8 miles

Council Tax
Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(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	