



Offered to the market in excellent modern condition with the added benefit of no onward chain, this two bedroom second floor property is located within the ever-popular development of Maplin Park, a short walk from Langley station that now services crossrail.









The property comprises open plan reception room suitable for both living and dining furniture, modern refitted kitchen, spacious bathroom, and two well-proportioned bedrooms.

Externally ample residents parking is available adjacent to the block.

The property lies within easy reach of multiple nearby schools and benefits a long lease of 122 years and very low service charge and ground rent, creating the ideal purchase for first time buyers or investors alike.



## Property Information

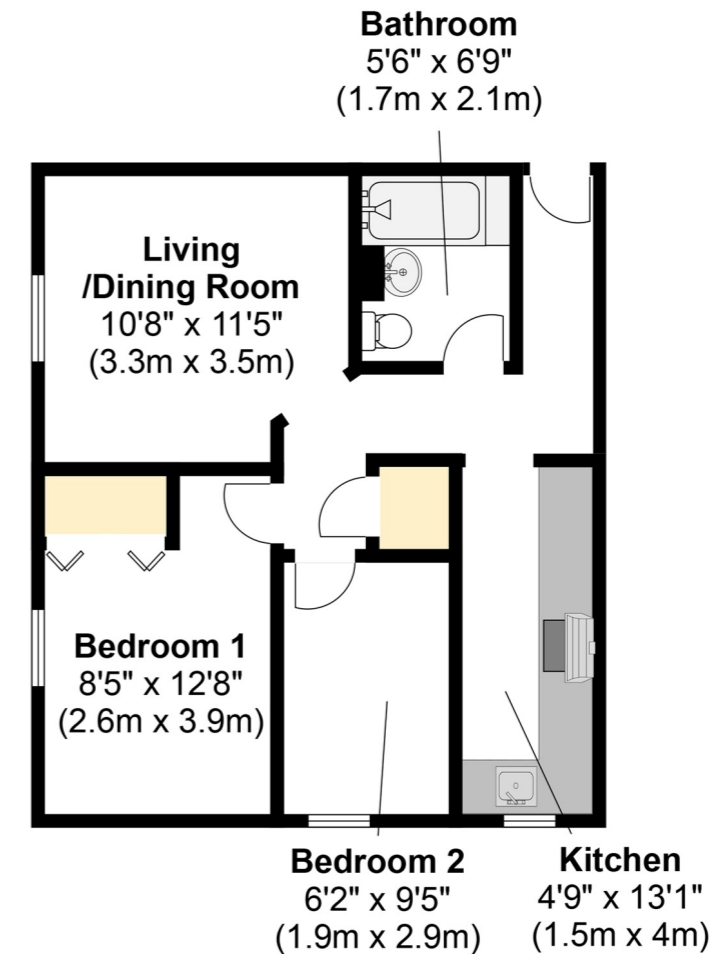
-  SECOND FLOOR PROPERTY
-  LONG LEASE AND MAINTENANCE CHARGES
-  OPEN PLAN LIVING AND DINING ROOM
-  SPACIOUS REFITTED BATHROOM
-  EXCELLENT CONDITION THROUGHOUT
-  WALKING DISTANCE TO LANGLEY STATION AND MULTIPLE SCHOOLS
-  TWO GOOD SIZE BEDROOMS
-  NO ONWARD CHAIN

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

## Floor Plan

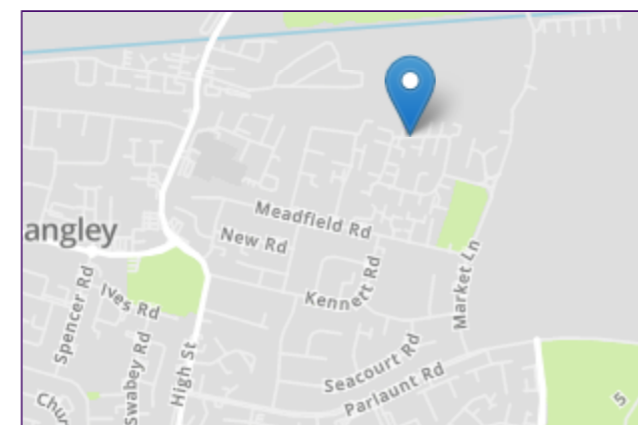


**Total Approximate Floor Area**  
506 Square feet  
47 Square metres



**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
<small>Very energy efficient - lower running costs</small>			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<small>Not energy efficient - higher running costs</small>			
		72	81
<small>England, Scotland &amp; Wales</small>			
<small>EU Directive 2002/91/EC</small>			

### Transport Links

Nearest Stations:

- Langley (0.4 miles)
- Iver (1.2 miles)
- Slough (2.5 miles)

### Rental Return

We propose a rent of approx. £1000pcm would be achievable

### Lease Information

Lease Term - 125 years from 2021, 122 years remaining  
Ground Rent - £40 per month  
Service Charge: approx. £83 per month

### Local Schools

#### PRIMARY SCHOOLS

The Langley Heritage Primary  
0.2 miles away

Langley Hall Primary Academy  
0.5 miles away

Marish Primary School  
0.6 miles away

The Langley Academy Primary  
0.9 miles away

#### SECONDARY SCHOOLS

The Langley Academy  
0.9 miles away

Langley Grammar School  
1 mile away

St Bernard's Catholic Grammar School  
1.7 miles away

Upton Court Grammar School  
1.9 miles away

**Council Tax**  
Band C