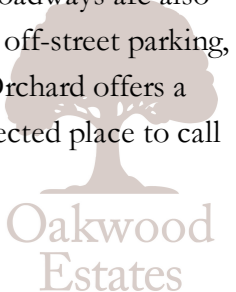




Oakwood Estates is pleased to present to the market this charming Two-Bedroom Apartment in Old Orchard, Iver. This two-bedroom apartment offers a perfect blend of modern comfort and timeless charm. Located in a serene residential area, it provides a peaceful retreat while remaining conveniently close to local amenities and transportation. The property provides a spacious and inviting living area perfect for relaxation and entertaining. The large windows allow ample natural light to flood the room, creating a warm and welcoming atmosphere. The apartment features a modern, fully equipped kitchen with sleek countertops, contemporary appliances, and plenty of cabinet space. Whether you're a seasoned chef or just enjoy cooking, this kitchen has everything you need. There are two Comfortable Bedrooms each offering ample space and storage options, providing a peaceful haven to rest and recharge. The main bedroom comes with the benefit of an ensuite. The bathroom boasts modern fixtures and a clean, crisp design, ensuring your daily routines are both convenient and enjoyable. Step outside to discover a charming communal garden area, a perfect spot for enjoying your morning coffee or evening sunset with plenty of gated residential parking. The Old Orchard, Iver, is known for its serene ambiance and close-knit community. You'll have easy access to nearby parks, schools, and shops, making it an ideal place to call home. Commuting is a breeze with convenient access to public transportation, including bus routes and train stations. Major roadways are also nearby, providing quick connections to nearby towns and cities. The apartment comes with gated off-street parking, providing secure and hassle-free parking for residents. This two-bedroom apartment on Old Orchard offers a harmonious blend of modern living and classic charm. If you're seeking a peaceful yet well-connected place to call home, don't miss the opportunity to make this your own.



# Property Information

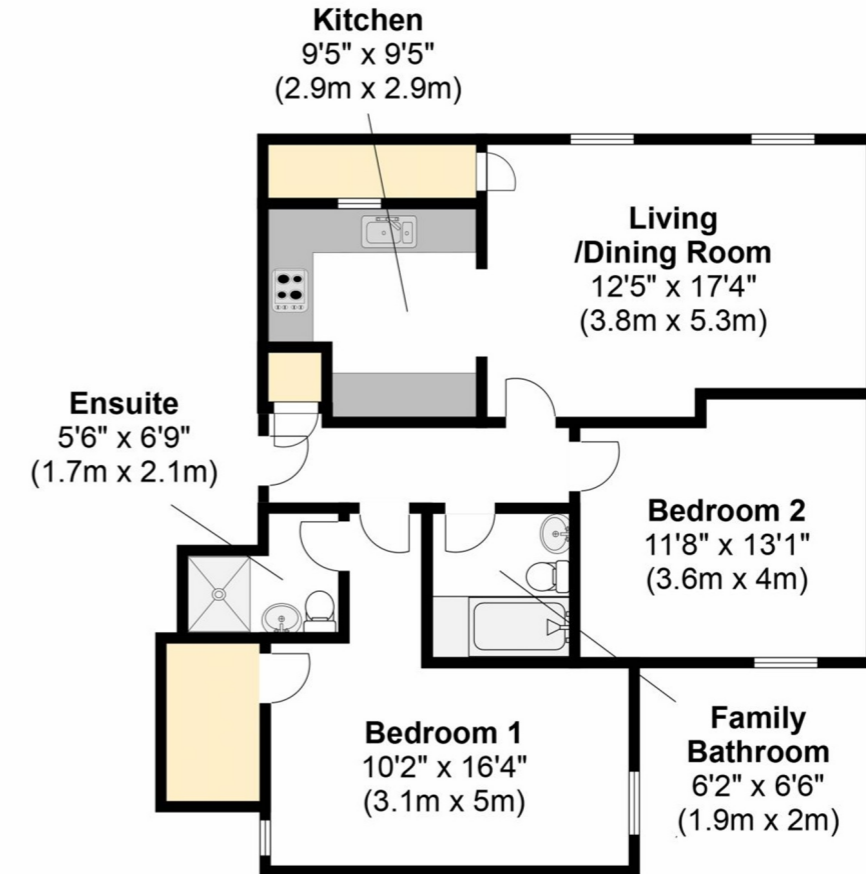
-  LEASEHOLD
-  TWO DOUBLE BEDROOM APARTMENT
-  EXCLUSIVE GATED DEVELOPMENT
-  TWO BATHROOMS
-  WALK-IN WARDROBE
-  COUNCIL TAX - BAND D
-  IMMACULATE CONDITION
-  ALLOCATED PARKING
-  MODERN KITCHEN
-  IDEAL FIRST HOME

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

# Floor Plan

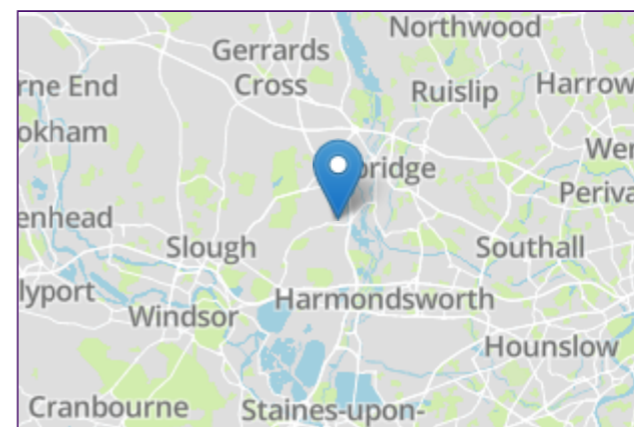


**Total Approximate Floor Area**  
872 Square feet  
81 Square metres



**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
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

## PROPERTY DETAILS

### Entrance Hallway

Spot lighting, cupboard, doors leading to Living/Dining Room / Bedroom One / Bedroom Two / Family Bathroom.

### Living/Dining Room

12'5" x 17'4" in size spot lighting, two windows over looking the communal area, space for a large sofa, table and chairs, large eaves storage.

### Kitchen

9'5" x 9'5" in size, pendant lighting, a mixture of Wall mounted and base kitchen units, Granite work tops & upstands with Sink and drainer with mixer tap, induction hob with extractor fan above, electric oven, fridge/freezer, tiled floor.

### Bedroom One

10'2" x 16'4" in size, pendant lighting, windows over looking two aspects, Walk in wardrobe, space for a king size bed and bed size tables.

### Ensuite

Spot lighting, fully tiled, Shower cubical, pedestal Sink with vanity unit above, low level WC.

### Bedroom Two

11'8" x 13'1" in size, pendant lighting, window, space for a double bed and large wardrobe.

## OTHER INFORMATION

### Council Tax

Band D - £2176 p/yr

### Service Charge

£141 per month.

### Ground Rent

£140 per year.

### Leasehold

125 years from 25/12/2005.

### Transport

Nearest Stations  
Iver Station - 0.9 miles  
Langley Station - 1.6 miles

Motorways - M40/M25/M4

### Schools

Iver Village Infant School  
0.12 miles  
The Iver Village Junior School  
0.22 miles  
Iver Heath Infant School and Nursery  
1.09 miles  
Iver Heath Junior School  
1.23 miles  
Cowley St Laurence Coffe Primary School  
1.27 miles  
West Middlesex College  
1.36 miles  
Rabbsfam Primary School  
1.55 miles

### Transport

Iver Station  
0.93 miles  
Langley (Berks) Station  
1.72 miles  
West Drayton Station  
1.76 miles  
Uxbridge Underground Station  
2.15 miles