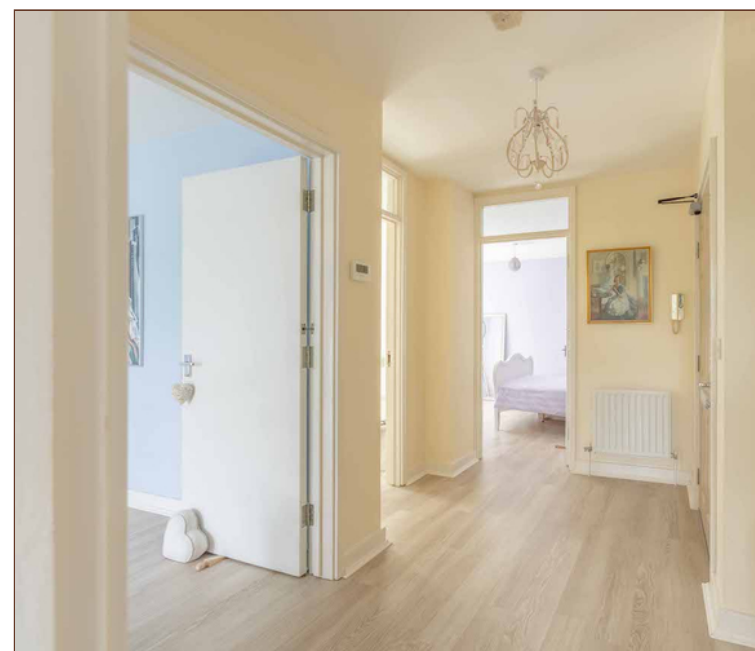
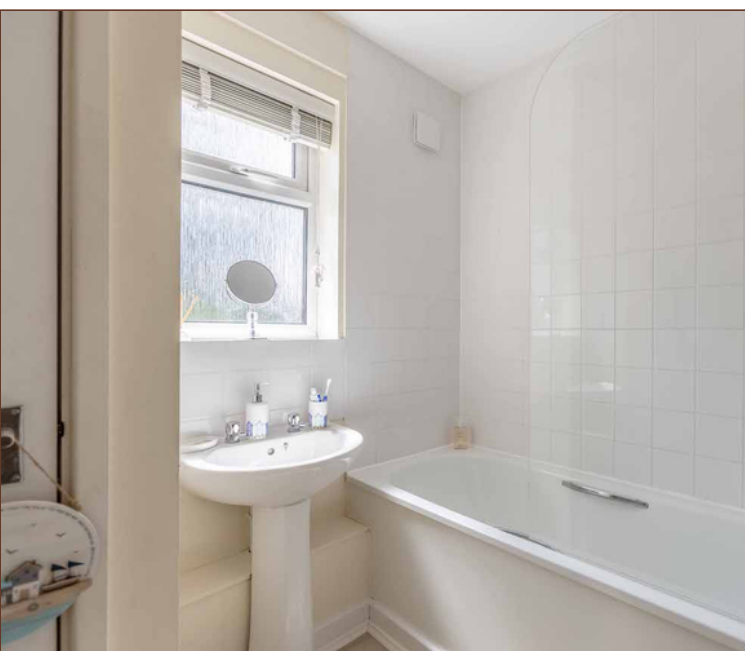
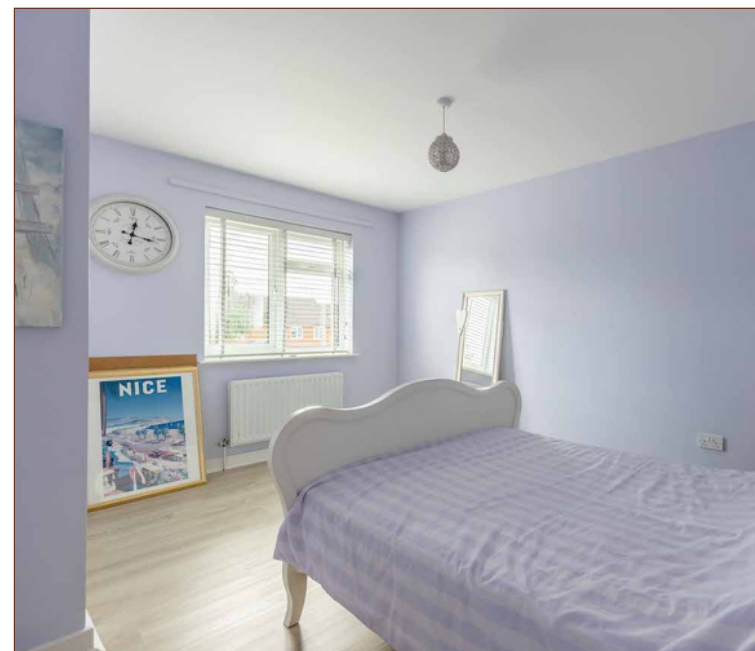


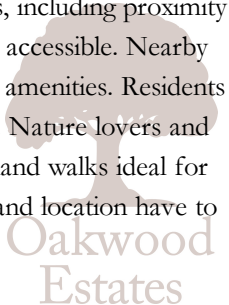


Oakwood Estates are pleased to present this fantastic opportunity for First Time Buyers. This spacious and beautifully presented one-bedroom first-floor apartment, ideally located in the heart of Iver Heath. Offered to the market with NO ONWARD CHAIN, this home is perfect for first-time buyers or those looking to downsize.

We enter the building via a communal entrance hallway with stairs leading to the first and second floors. The property is located on the first floor.

Upon entering the flat, we step into a hallway with doors providing access to the kitchen, lounge/dining room, bathroom, and bedroom one. There are also two built-in storage cupboards. The kitchen is fitted with both wall-mounted and base units, a stainless steel sink and drainer with mixer tap, and space for a cooker, washing machine, and fridge/freezer. Adjacent to the kitchen is the spacious lounge/dining room, offering ample space for a large sofa, a dining table with chairs, and featuring French doors that open onto the balcony. The bathroom includes a low-level WC, a wash basin, and a bath with a shower attachment. The bedroom comfortably accommodates a king-sized bed with bedside tables, along with space for a wardrobe and dressing table.

Aysgarth Place is a sought-after development located just off Church Road in Iver Heath. Residents enjoy easy access to local shops, schools, recreational facilities, and reliable bus services. The area is well-connected with excellent transport links, including proximity to the M40 (J1A) and M25 (J16) motorways, making Central London, Heathrow, and Gatwick Airports easily accessible. Nearby towns such as Uxbridge, Gerrards Cross, Beaconsfield, and Slough offer a wider range of shopping and leisure amenities. Residents also benefit from a free weekly bus service to surrounding train stations, provided by Pinewood Film Studios. Nature lovers and outdoor enthusiasts will appreciate the close proximity to Black Park and Langley Park, offering scenic woodland walks ideal for families and dog walkers. Early viewing is highly recommended to fully appreciate all that this fantastic home and location have to offer.



Property Information

- 

LEASEHOLD PROPERTY
- 

PARKING
- 

ONE BEDROOM
- 

GREAT MOTORWAY ACCESS (M4/M25/M40)
- 

FIRST TIME BUYERS ONLY.
- 

COUNCIL TAX BAND - B £1900.80 PER YEAR
- 

BALCONY
- 

GOOD SIZE LIVING ROOM
- 

CLOSE TO LOCAL AMENITIES AND SHOPS
- 

CLOSE TO SHOPS & LOCAL AMENITIES

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

Tenure

Leasehold - 80 years remaining.
Service charge £165.32

An extension of the lease has already been applied for which will add 90 years to the current lease.

Council Tax Band

Band B - £1,900.80 per year

Chain

No Onward Chain

Area

Iver Heath is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away Iver Heath has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

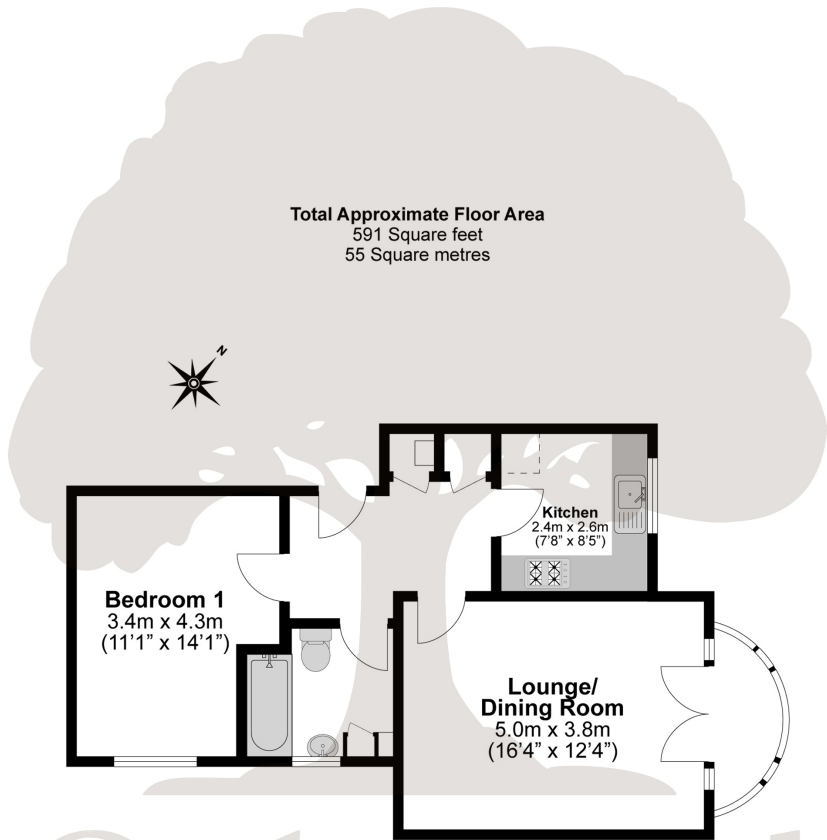
Travel Links

Conveniently located within close proximity, Uxbridge Underground Station and Iver Rail Station stand a mere 2 miles away providing easy access to commuter routes. Similarly, Denham Rail Station lies just 2.95 miles away, further enhancing transport connectivity. Heathrow Airport, a major international hub, is conveniently situated 10 miles away, facilitating hassle-free travel. Additionally, the M40 motorway is accessible within 2 miles, while the M25 motorway is a mere 3 miles away, offering seamless connections to various destinations for both local and long-distance travel.

Council Tax

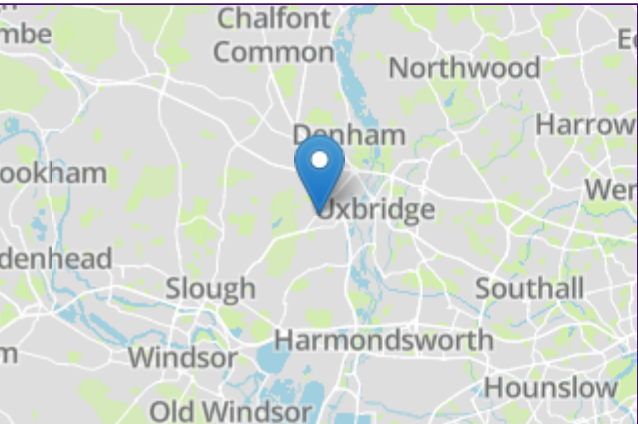
Band B

Floor Plan



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+) A		
(81-91) B	80	80
(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	