



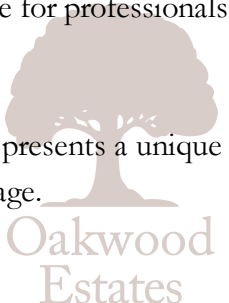
Occupying the first floor of an attractive early 1900's building on Langley High Street, Marish Court is one of the largest apartments the area has ever seen, spanning 936 square ft. Just a five minute walk from Langley Station, this immaculately presented and newly renovated home combines generous proportions and period character.

The property's standout feature is its two reception rooms, a rare find in apartments. The 18ft living room offers a grand living space with original fireplace and sash windows enjoying serene views over the expansive greenery of Langley Park, whilst the second 14ft reception room offers a large space for dining furniture and leads to a separate kitchen.











The kitchen has been thoughtfully modernised with stylish grey cupboards, complemented by modern marble-effect worktops and gold finishes. Integrated appliances include a fridge, electric hob and oven, slimline dishwasher and washing machine. The kitchen is flooded with light through its triple-aspect windows.


Two double bedrooms including a master measuring 13ft with built-in storage, ensure ample space for professionals or young families, complete with a spacious and modern fully-tiled bathroom.

With its fantastic rare size combined with a prime location close to nearby schools, this property presents a unique opportunity to secure an immaculately presented home in the heart of Langley village.



Property Information

	2/3 BEDROOM FIRST FLOOR APARTMENT		GREAT CONDITION THROUGHOUT
	WALKING DISTANCE TO LANGLEY STATION AND LOCAL SCHOOLS		VERY LONG LEASE IN EXCESS OF 900 YEARS
	LOW SERVICE CHARGE		GENEROUS BEDROOMS WITH INTEGRATED STORAGE
	THREE PIECE FAMILY BATHROOM		MODERN KITCHEN WITH INTEGRATED WHITE GOODS
	TWO SPACIOUS RECEPTION ROOMS		GATED DEVELOPMENT

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

Lease Information

The property holds a Share of Freehold.
A service charge of £200 per month is paid to Marish Court (Langley) Limited where residents can contribute to regular committee meetings.

Rental Return

We propose an estimated rental income of £1800-1850 is achievable per calendar month.

Transport Links

NEAREST STATIONS:

Langley - 730 yards
Iver - 1.6 miles
Datchet - 2.1 miles

Local Schools

PRIMARY SCHOOLS:

Marish Primary School
250 yards

Langley Hall Primary Academy
280 yards

The Langley Heritage Primary
680 yards

Foxborough Primary School

half a mile

The Langley Academy Primary
0.5 miles

SECONDARY SCHOOLS:

Langley Grammar School
850 yards

The Langley Academy
850 yards

Langley Hall Arts Academy
0.5 miles

Ditton Park Academy
1.3 miles

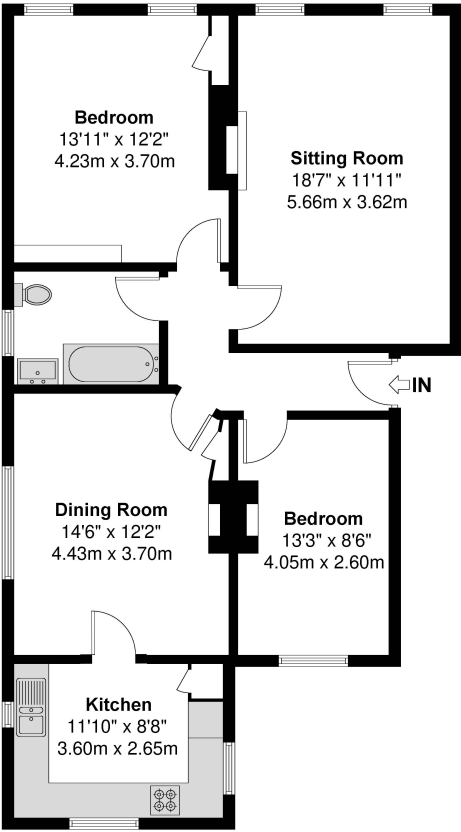
St Bernard's Catholic Grammar School
1.4 miles

Council Tax
Band C

Floor Plan



Marish Court
Approximate Floor Area = 86.95 Square meters / 935.92 Square feet



First 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 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.

