

Oakwood Estates are please to present to the market this this very spacious three-bedroom ground-floor apartment that has been newly redecorated throughout. An ideal investment this perfect buy to let property comes with a tenant in situ. Situated in a highly affluent location a stones throw from Iver Station

The property comprised of - communal entrance door, and then a further private door into the flat itself. Kitchen - this space is fitted with modern units and provides ample cupboard space, with an integral cooker, a washing machine and a good size fridge/freezer.

Open-plan Living Area is an excellent size and benefits from under-floor heating, balcony area and large double glazed windows. Bathroom, which is a modern three-piece suite which has just been re-fitted with w/c, fitted sink and bath (with large overhead shower). Master Bedroom; this bedroom is a good size and benefits from neutral décor and a balcony. Bedroom Two is a decent size double and benefits from large double glazed windows and neutral décor. Bedroom Three is a good size single and has an extra electric heater installed.\*VIDEO TOUR\*





## Property Information

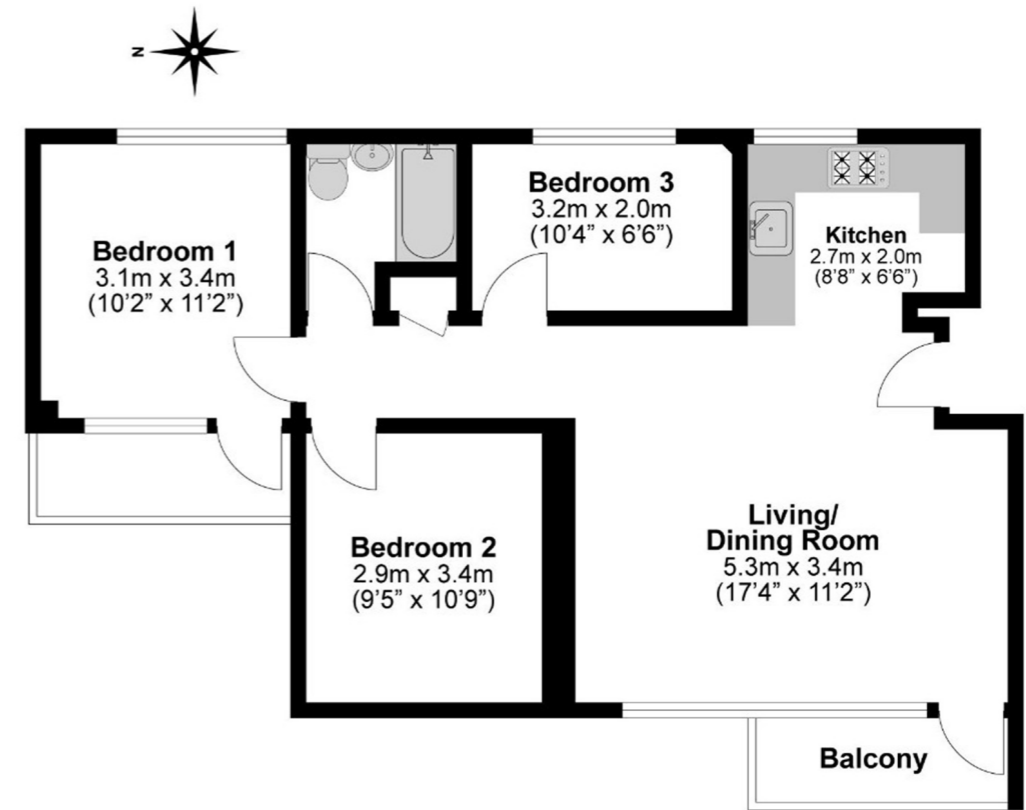
-  SHARE OF FREEHOLD - 984 YEARS REMAINING
-  EPC RATING - 42 (E) POTENTIAL 71 (C)
-  THREE BEDROOM GROUND FLOOR APARTMENT
-  PARKING AVAILABLE
-  TWO BALCONIES WITH NEUTRAL DÉCOR
-  SERVICE CHARGE - £1,718.10 PER YEAR
-  COUNCIL TAX BAND - C (£1,692 P/YR)
-  NEWLY REDECORATED THROUGHOUT
-  SUPERB ACCESS TO LONDON VIA IVER STATION
-  RENTAL INCOME APPROX. £1700 PCM

					
x3	x2	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Total Approximate Floor Area**  
764 Square feet  
71 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.

### Leasehold

Lease term remaining - 984 years  
Start Date - 01 November 2005  
End Date - 01 November 3004

### Service Charge

Service Charge - £1,718.10 per year

### Charages

The current owners have informed us that there will be two payments of approximately £3,500 each for the installation of a new lift in the building. The vendors have already paid £3,800 towards this. We are currently awaiting confirmation regarding these details.

### EPC Rating

EPC Rating - 42 (E) Potential 71 (C)

### Council Tax Band

Council Tax Band - C (£1,692 p/yr)

### Rental Income

£1,700 per calendar month.

### Broadband Connectivity

Ultrafast

### Mobile Coverage

4G voice & data

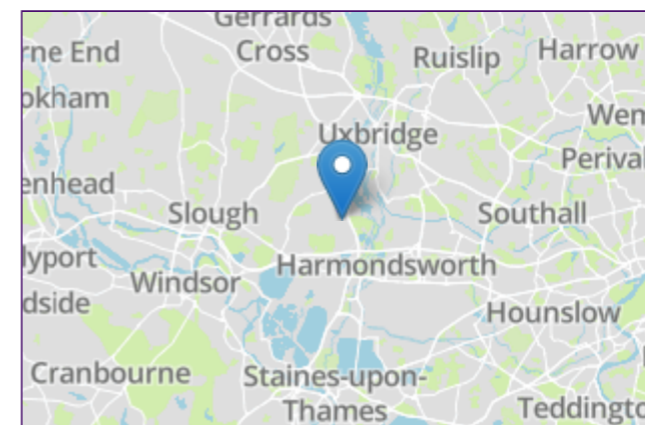
### Transport Links

Nearest stations:

Iver (0.1 miles)

Langley (1.5 miles)

West Drayton (1.6 miles)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		71
(55-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			