



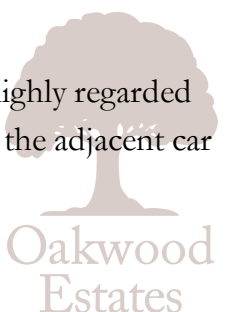
This immaculately presented two bedroom split-level maisonette offers an excellent opportunity for those seeking their first home, or investors looking for a property that is tenant-ready and in a fantastic location.

The property has been renovated and decorated to a beautiful standard and boasts modern interior throughout.

Set across two floors creating the illusion of a traditional house, the property features a spacious 19ft lounge with ample space for both living and dining furniture, and a neutral white fitted kitchen equipped with an electric cooker. One 9ft bedroom on this floor benefits fitted cupboards, with additional storage located underneath the stairs.

The second floor features a fantastic 16ft double bedroom with skylight window, with further fitted storage spaces. The large family bathroom features a 4-piece suite with bath and separate shower cubicle. Eaves space also offers the potential to make an even larger bathroom.

The property is situated approximately a 10 minute walk from Langley station and many highly regarded schools including three grammar schools, and benefits from one allocated parking space in the adjacent car park.



Property Information

- TWO BEDROOM SPLIT LEVEL
MAISONETTE
- GREAT CONDITION THROUGHOUT
- PERFECT FOR FIRST TIME BUYERS OR
INVESTORS
- LARGE 16 FT MASTER BEDROOM WITH
INTEGRATED STORAGE
- THREE PIECE FAMILY BATHROOM
- POPULAR RESIDENTIAL AREA
- SHORT DISTANCE TO LANGLEY STATION
AND LOCAL SCHOOLS
- SPACIOUS FAMILY ROOM
- LOW MAINTENANCE CHARGES AND
LEASE OF 116 YEARS
- ALLOCATED AND VISITOR PARKING
AVAILABLE

x2

Bedrooms

x1

Reception Rooms

x1

Bathrooms

x1

Parking Spaces

N

Garden

N

Garage

Lease Information

Length of lease - 116 years remaining
Service Charge - £82 per month
Ground Rent- £200 per year

Transport Links

NEAREST STATIONS:

Langley - 770 yards
Iver - 1.1 miles
Datchet - 2.5 miles

Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary
200 yards

Langley Hall Primary Academy
0.5 miles

Marish Primary School
0.6 miles

Foxborough Primary School
0.8 miles

The Langley Academy Primary
0.9 miles

SECONDARY SCHOOLS:

Langley Hall Arts Academy
0.8 miles

The Langley Academy
0.9 miles

Langley Grammar School
0.9 miles

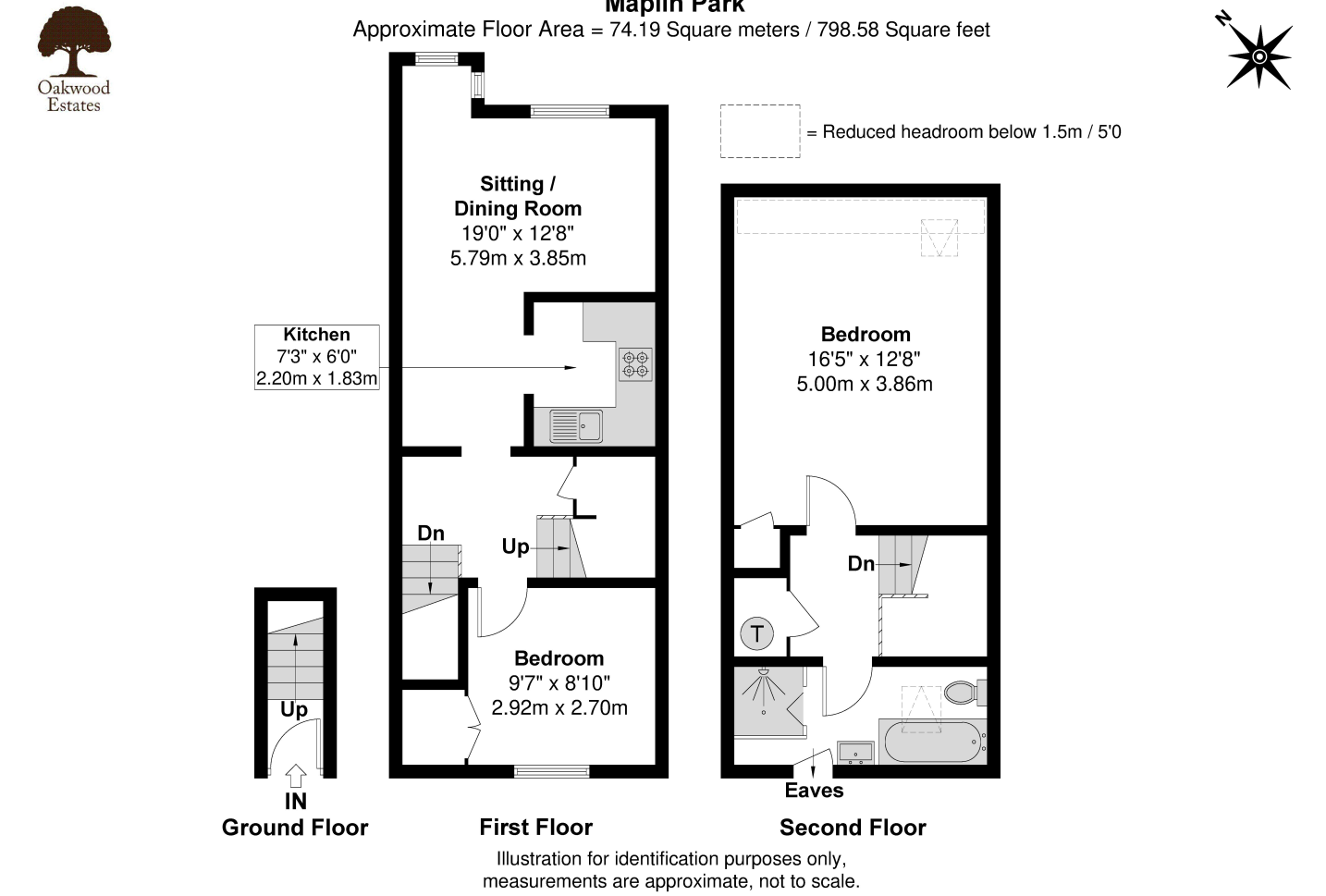
St Bernard's Catholic Grammar School
1.8 miles

Ditton Park Academy
1.8 miles

Upton Court Grammar School
2 miles

Council Tax
Band D

Floor Plan



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.

