

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

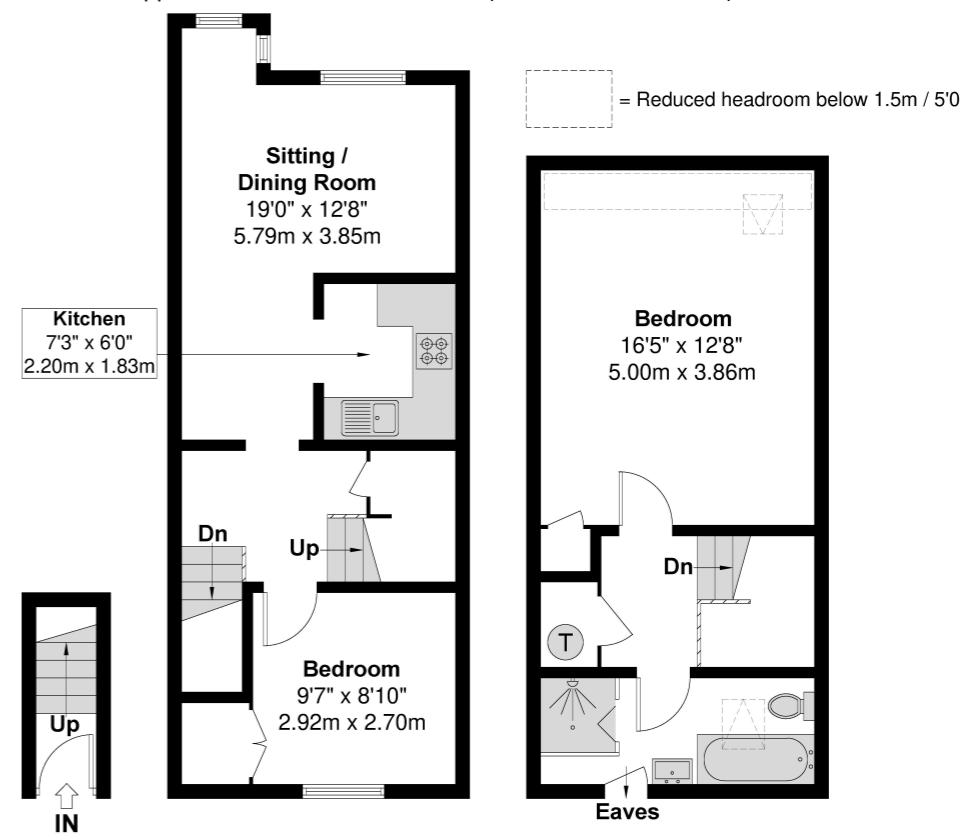
Council Tax

Band D



Floor Plan

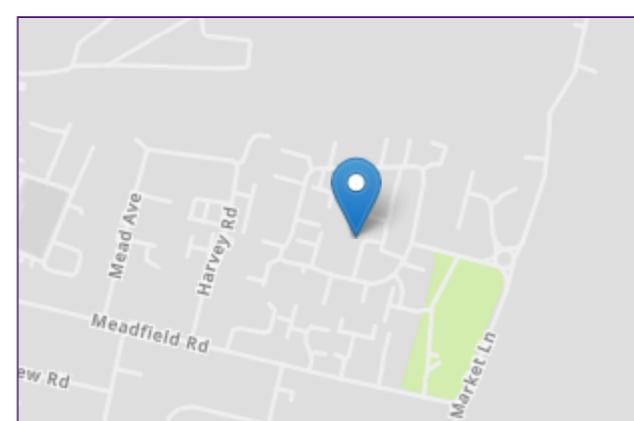
Maplin Park
 Approximate Floor Area = 74.19 Square meters / 798.58 Square feet



First Floor
Second 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 Govview.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		
(69-80)	C		73
(55-68)	D		
(39-54)	E		
(21-38)	F	65	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	