



Sitting just off of London Road in a gated development, this two bedroom second floor apartment is offered to the market in great condition throughout, presenting the perfect opportunity for first time buyers/ investors and those looking for a comfortable living space. The property is ideally located with easy access to Heathrow as well as local schools and the Elizabeth line station.

Overall, the property extends to 668 square feet and comprises a spacious and modernised living area, alongside an open plan kitchen that houses ample storage and a family bathroom. There are two good sized double bedrooms, with the added benefit of an ensuite in the master room.

Externally, the property also offers both allocated parking for residents, and additional spaces for visitors as well as well maintained communal areas.



Property Information

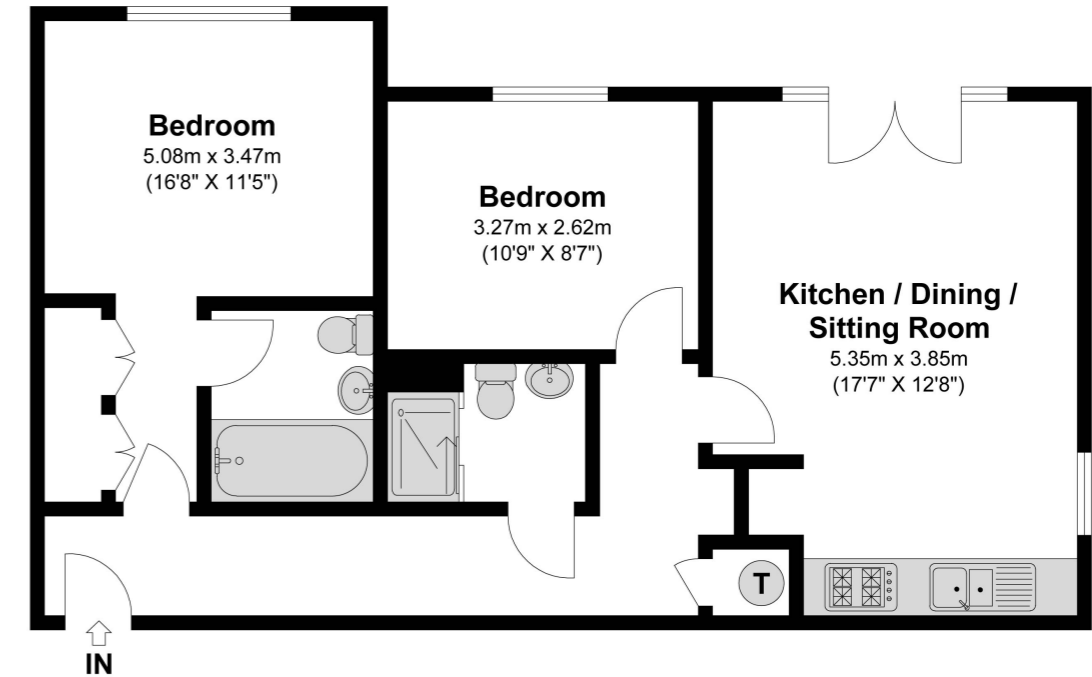
-  TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT
-  MASTER BEDROOM WITH EN SUITE
-  GATED DEVELOPMENT
-  ALLOCATED & VISITOR PARKING
-  978 YEAR LEASE
-  CLOSE PROXIMITY TO HEATHROW
-  OPEN PLAN KITCHEN AND LIVING AREA
-  WELL PRESENTED AND MODERN
-  IDEAL HOME FOR FIRST TIME BUYERS
-  LOFT ACCESS

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

Floor Plan



Soverign Heights
Approximate Floor Area
668.86 Square feet 62.14 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.

Lease Information

Length of lease- 978 years
Service charge- £1500
Ground rent- £500

Transport Links

Nearest Stations:

Langley (1.2 miles)
Sunnymead (1.5 miles)
Dtachet (1.7 miles)

Local Schools

Primary Schools:

Foxborough Primary School
0.1 miles away

Holy Family Catholic Primary School
0.4 miles away

Marish Primary School
0.6 miles away

Langley Hall Primary Academy
0.8 miles away

Secondary Schools:

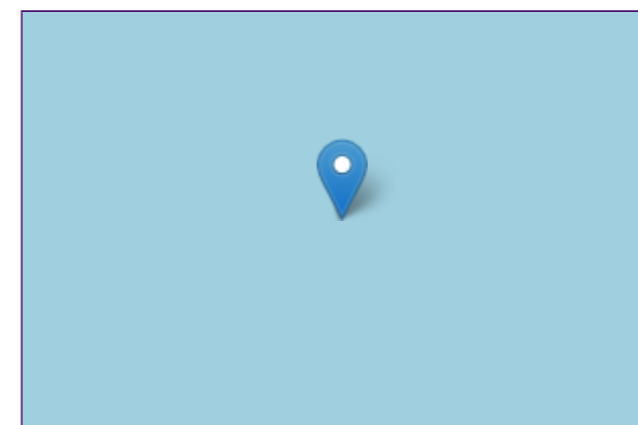
Langley Grammar School
0.7 miles away

The Langley Academy
0.9 miles away

St Bernard's Catholic Grammar School
1.7 miles away

Churchmead Church of England (VA) School
1.8 miles away

Council Tax
Band C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	