

Oakwood Estates is pleased to present this charming chain-free, ground-floor, one-bedroom apartment in the heart of Iver Village. The property offers the convenience of off-street secure gated parking, and is ideally located in High street with shops, restaurants and a friendly local pub. Iver Station is also within a comfortable 20-minute walk.

A spacious and well-presented one double bedroom first-floor apartment, offering comfortable modern living. The property features a generous 17'1 x 13'8 (max) open-plan living area complete with a contemporary fitted kitchen, ideal for both relaxing and entertaining.

Additional benefits include double glazing, gas central heating, a gated security entrance, and residents' parking. Conveniently located within easy reach of Iver Station (Elizabeth Line), this apartment is perfect for commuters, first-time buyers, or investors alike.



Property Information

-  ONE BED APARTMENT
-  LEASHOLD PROPERTY
-  HIGH STREET LOCATION
-  CLOSE TO LOCAL TRANSPORT LINKS
-  ROUGHLY 20 MINUTES WALK TO IVER STATION
-  CHAIN FREE
-  ALLOCATED PARKING SPACE IN SECURE GATED CARPARK
-  CLOSE TO ALL AMENITIES
-  READY TO MOVE IN
-  LARGE COMMUNAL TERRACE

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

Outside

Outside, the property boasts a secure gated parking area, providing peace of mind for residents. Additionally, there is a large communal terrace area, perfect for socializing or relaxing outdoors. This space is ideal for enjoying warm evenings and community gatherings. The property also offers convenient access to Iver Village High Street, where residents can enjoy a variety of local amenities, including shops, pubs, restaurants, and supermarkets, all within easy walking distance.

Tenure

Leasehold 107 Years remaining

The apartment is held on a 125 year lease from 2007

Ground Rent £200 per year

Service Charge £528 per year

Mobile Coverage

5g Voice & Data

Internet Speed

Ultrafast

Local Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away.

It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

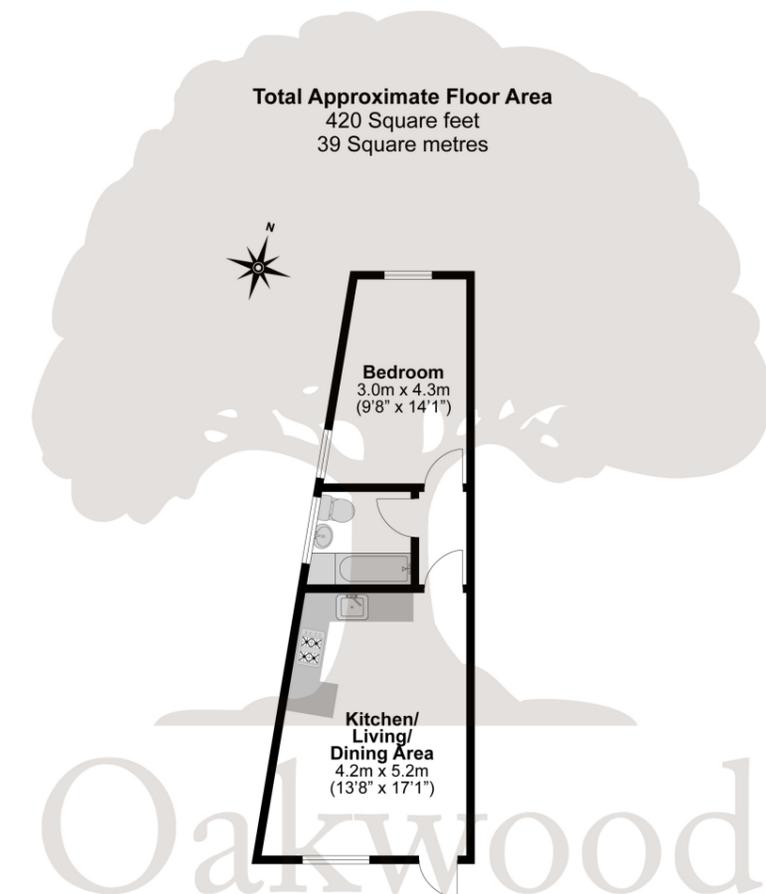
Transport

Iver Rail Station, part of the Crossrail network, is conveniently located roughly 20 minutes walk away. Uxbridge Underground Station and Denham Rail Station, which serves the Chiltern Line, are also easily accessible with a short drive. Heathrow Airport is just a 15-minute car journey away, and the property benefits from close proximity to major motorways, including the M40, M25, and M4.

Council Tax

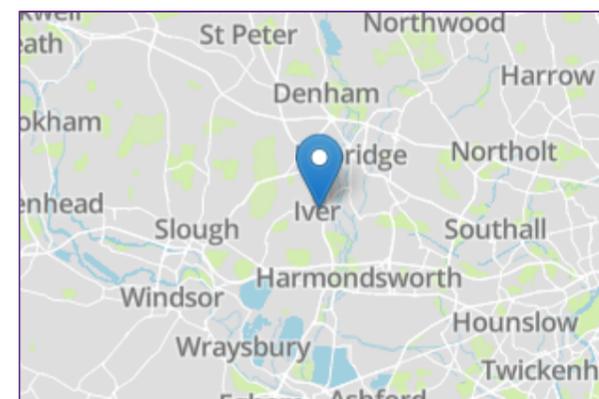
Band B

Floor Plan



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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			