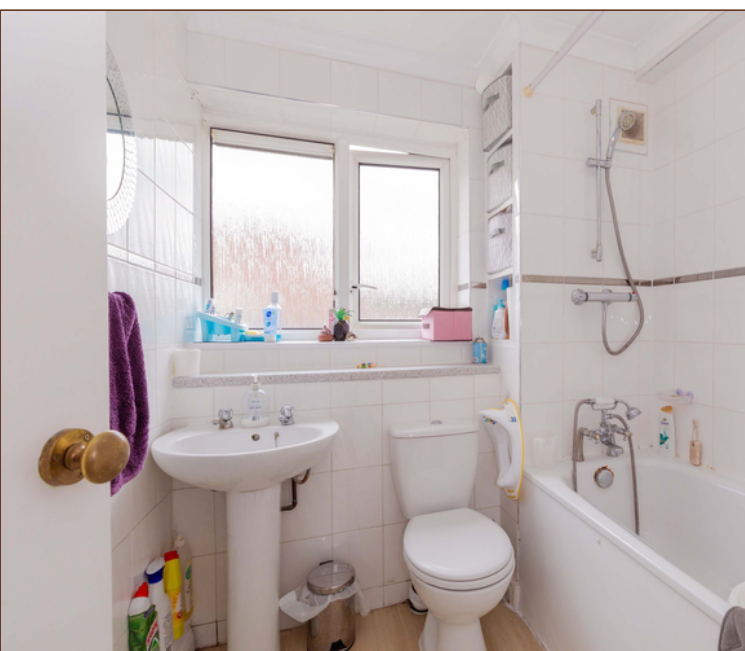




Positioned within walking distance of Langley station, as well as multiple local shops, schools and amenities, this one bedroom apartment is situated on the ground floor ensuring convenience, and stretches a spacious 517 square ft.

A long hallway leads to the 14ft double bedroom, fitted kitchen and bathroom. The reception room provides a large area suitable for both living and dining furniture.

Externally there is access to a large communal green and to the front there is on-street parking.

Other benefits include gas central heating, very low maintenance charges and a long lease of over 100 years.



Property Information

-  ONE BEDROOM APARTMENT
-  APPROX. 517 SQUARE FT
-  FITTED KITCHEN
-  COMMUNAL GREEN AREAS
-  ON-STREET PARKING
-  CONVENIENTLY SITUATED ON THE GROUND FLOOR
-  WALKING DISTANCE TO LANGLEY STATION
-  14FT RECEPTION ROOM SUITABLE FOR BOTH LIVING AND DINING
-  OVER 100 YEAR LEASE
-  IDEAL INVESTMENT OPPORTUNITY

					
x1	x1	x1	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

Length of lease - In excess of 100 years remaining
Service charge: £550 bi-annually
Ground rent: £10 per annum

Transport Links

NEAREST STATIONS:

Langley - 1.1 miles
Datchet - 1.7 miles
Sunnymeads - 1.7 miles
Iver - 1.9 mile

Local Schools

PRIMARY SCHOOLS:

Foxborough Primary School
350 yards

Holy Family Catholic Primary School
490 yards

Marish Primary School
0.6 miles

Langley Hall Primary Academy
0.8 miles

The Langley Heritage Primary
0.9 miles

The Langley Academy Primary
0.9 miles

SECONDARY SCHOOLS:

Langley Grammar School
0.6 miles

The Langley Academy
0.9 miles

Langley Hall Arts Academy
1.1 miles

Ditton Park Academy
1.3 miles

St Bernard's Catholic Grammar School
1.6 miles

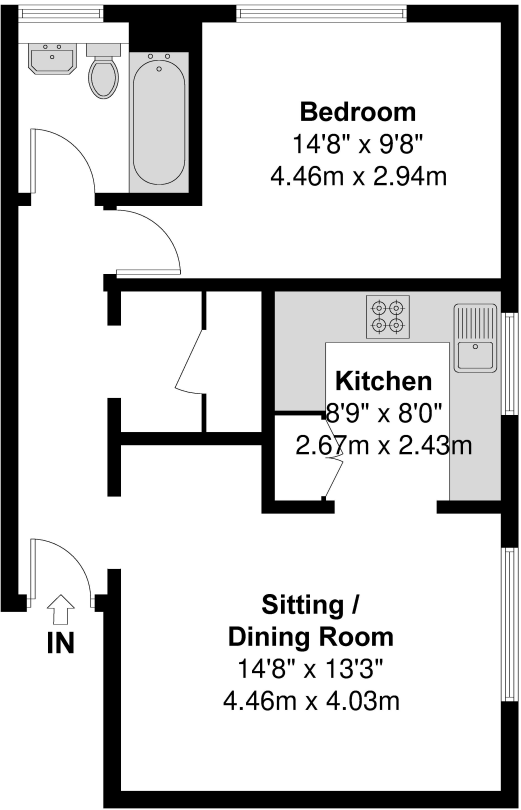
Council Tax

Band B

Floor Plan



Grampian Way
Approximate Floor Area = 48.09 Square meters / 517.63 Square feet



Ground 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 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.

