



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £210,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Sitting just off of London Road in a gated development, this two bedroom second floor apartment is offered to the market in a fair condition throughout, offering an opportunity for renovation to the new owners taste, 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 666 square feet and comprises a spacious living area, alongside an open plan kitchen that houses ample storage, a family bathroom and two good sized double bedrooms.

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



Property Information

- **IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE**
- **TWO BEDROOM SECOND FLOOR APARTMENT**
- **NO CHAIN INVITING A QUICK SALE**
- **CLOSE PROXIMITY TO HEATHROW**
- **POTENTIAL RENTAL INCOME OF £1550 PCM**
- **BEING SOLD VIA 'SECURE SALE'**
- **ONE ALLOCATED PARKING SPACE AND AMPLE RESIDENTS BAYS**
- **978 YEARS LEASE**
- **GATED DEVELOPMENT**

**x2**
Bedrooms

**x1**
Reception Rooms

**x1**
Bathrooms

**x1**
Parking Spaces

**N**
Garden

**N**
Garage

Lease Information

Length of lease- 978 years (approx)
Service charge- £836 (6 months)
Ground rent- £541 per annum

Rental Return

An estimated rental return of £1300 per calendar month is achievable in its current condition, with £1550pcm being achievable following some modernisation.

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

Floor Plan

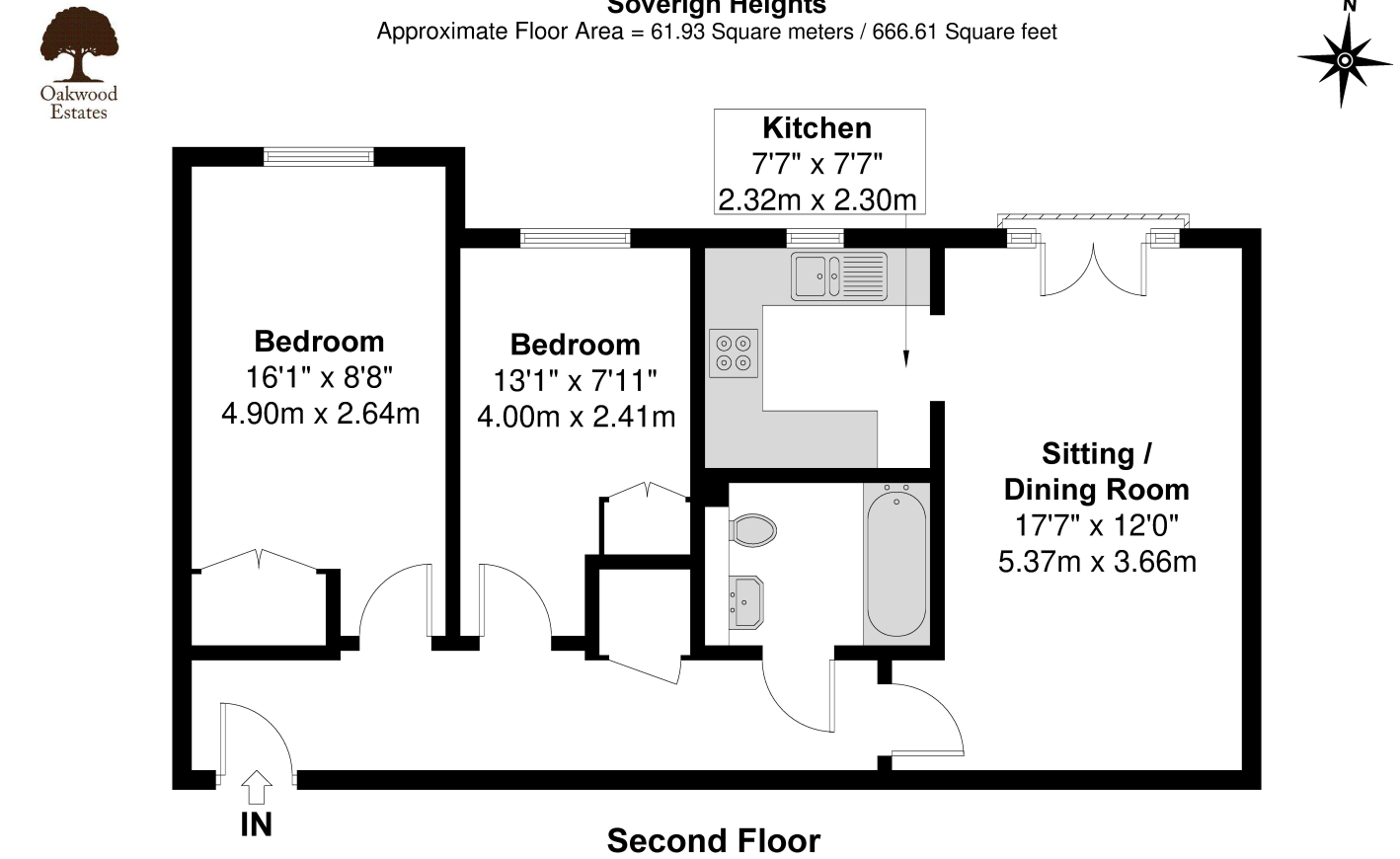


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

