



This one bedroom ground floor apartment, ideally located with easy access to Heathrow Airport and excellent transport links to the M25 and M4, is offered to the market in excellent decorative order.

The property features a spacious reception room suitable for both living and dining furniture, a 12ft double bedroom, a well-equipped kitchen and modern bathroom suite.

Externally there is one parking space situated within the private resident's only car park, and a large communal green space, as well as multiple visitor spaces accompanied with relevant parking permits.

Set in a quiet development on Colnbrook High Street, this flat is perfect for first time buyers, investors, or airport professionals seeking convenience.



Property Information

-  GROUND FLOOR APARTMENT
-  SPACIOUS LIVING/DINING ROOM
-  MODERN FULLY-TILED BATHROOM
-  PERFECT STARTER HOME FOR FIRST TIME BUYERS
-  125 YEAR LEASE UPON COMPLETION
-  ONE DOUBLE BEDROOM
-  WELL-APPOINTED KITCHEN
-  ONE PARKING SPACE IN A PRIVATE CAR PARK
-  CLOSE TO HEATHROW AIRPORT
-  CHAIN FREE

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

Lease Information

Lease Term - To be renewed to 125 years upon completion

Service Charge & Ground Rent combined - £150 per month

Transport Links

NEAREST STATIONS:

Heathrow Terminal 5 - 1.7 miles

Sunnymeads - 1.8 miles

Langley - 1.8 miles

Council Tax

Band C

Floor Plan



Sherwood Court
Approximate Floor Area = 42.11 Square meters / 453.27 Square feet

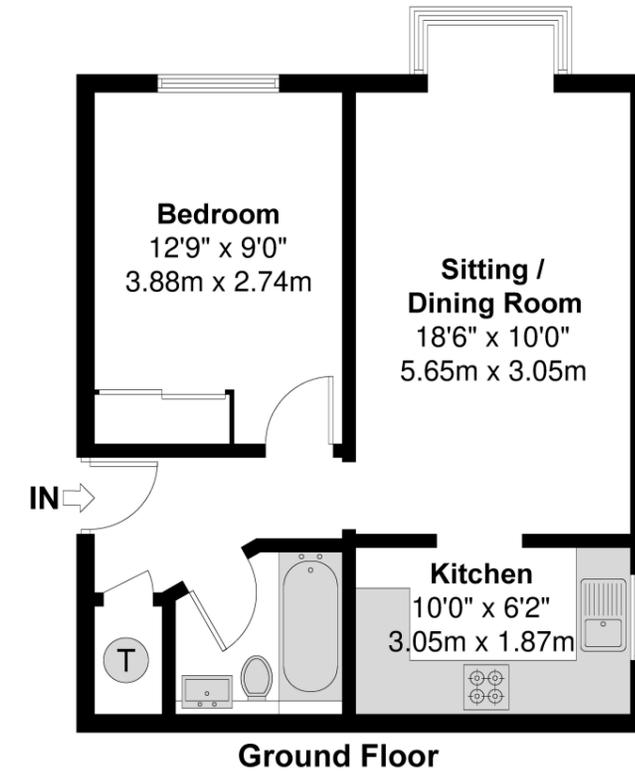


Illustration for identification purposes only, measurements are approximate, not to scale.

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			