

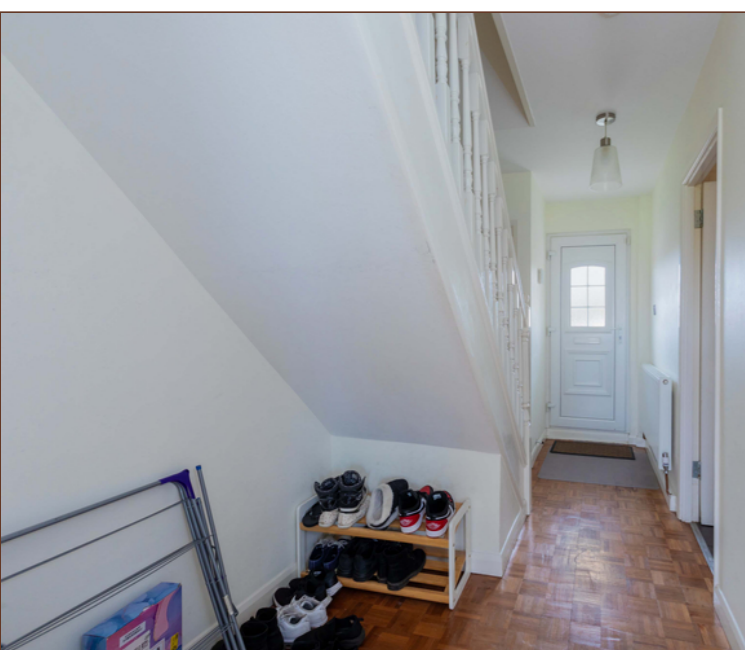


**\*CHAIN FREE\*** Situated nearby multiple transport links including bus stops providing routes to Heathrow airport, motorway links into Reading and London, and Langley station being a short walk and servicing Crossrail, this two bedroom maisonette is set across two floors creating a traditional family home with living accommodation downstairs.

The property stretches an enormous 1047 square ft making it one of Langley's largest maisonettes. The first floor features kitchen and spacious living room, whilst two double bedrooms and family bathroom are located upstairs on the second floor.

Externally a single garage is situated within a block and residents permit parking is amply available within the private gated development.

The property is situated just off London Road and is within easy reach of multiple nearby schools including Holy Family primary school on Langley High Street, both primary and secondary Langley Academy schools, and the ever-popular Langley Grammar School.



## Property Information

-  SPLIT-LEVEL MAISONETTE
-  1047 SQUARE FT.
-  SHARE OF FREEHOLD
-  WALKING DISTANCE TO MULTIPLE SCHOOLS
-  GATED DEVELOPMENT
-  TWO DOUBLE BEDROOMS
-  17FT LIVING ROOM
-  LOTS OF TRANSPORT LINKS TO LONDON AND HEATHROW AIRPORT
-  SINGLE GARAGE IN A BLOCK

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

### Lease Information

The property owns a Share of Freehold and there is a combined service charge and ground rent of approximately £95 per month (with buildings insurance included).

### Transport Links

NEAREST STATIONS:

- Langley Station - 1.0 miles
- Datchet Station - 1.5 miles
- Sunnymeads Station - 1.7 miles

### Council Tax

Band D

## Floor Plan



**Gibson Court**  
 Approximate Floor Area = 84.67 Square meters / 911.38 Square feet  
 Garage Area = 12.63 Square meters / 135.94 Square feet  
 Total Area = 97.30 Square meters / 1047.32 Square feet

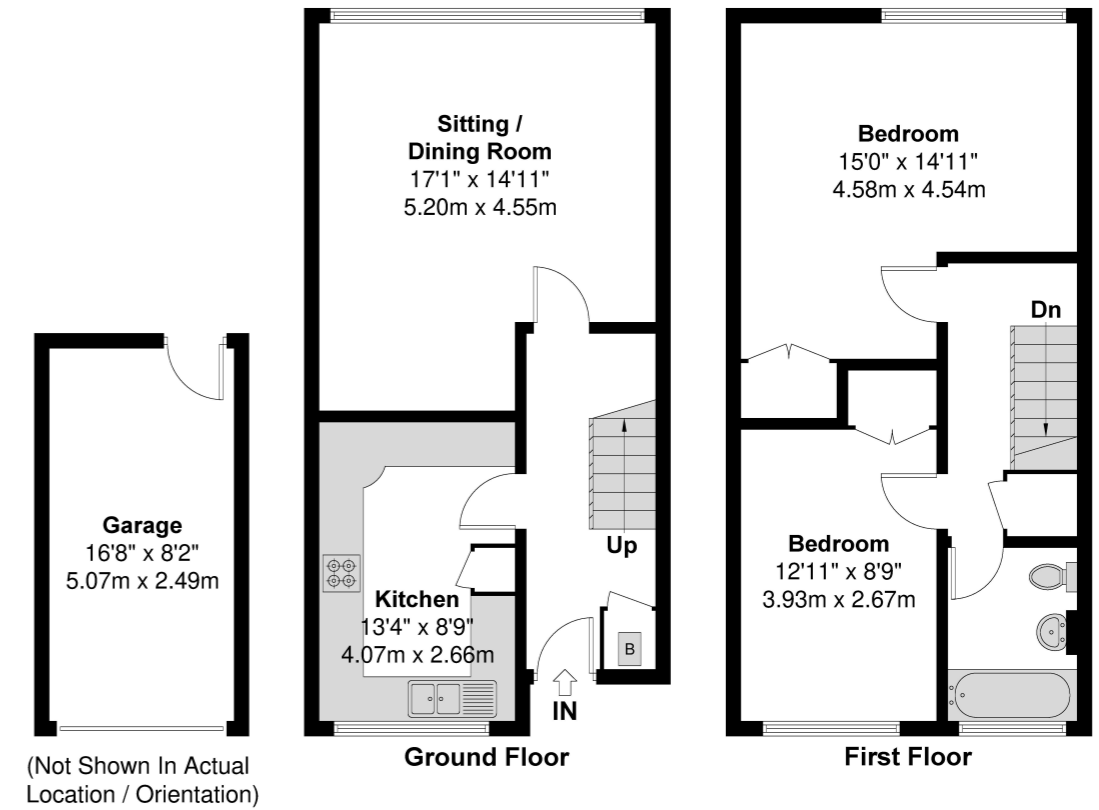
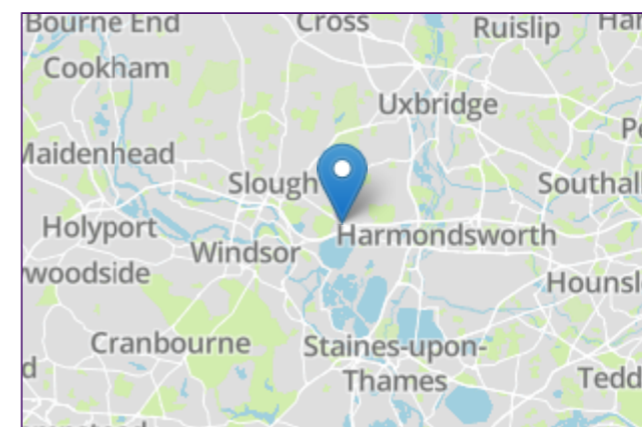


Illustration for identification purposes only, measurements are approximate, not to scale.

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	75	81
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	