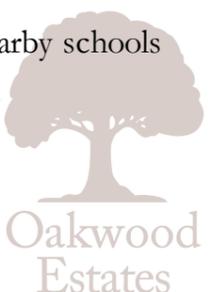


Exceptionally spacious and superbly presented, is this two bedroom ground floor apartment sitting in a gated development just a short walk to Langley High Street and train station servicing the Elizabeth Line.

This rarely available property offers an abundance of space throughout and comprises a welcoming hallway complete with a large storage cupboard, 16ft reception room, fitted kitchen with an electric cooker and two generous bedrooms benefitting from integrated wardrobes. The property also features a three piece family bathroom and, a modern en-suite shower room.

Externally, there is allocated parking for one vehicle and ample visitor spaces, as well as the advantage of direct access to the communal garden through the lounge.

Situated in a highly desirable location, the property is within easy reach of many nearby schools including The Langley Heritage Primary School and M4/M25 networks.

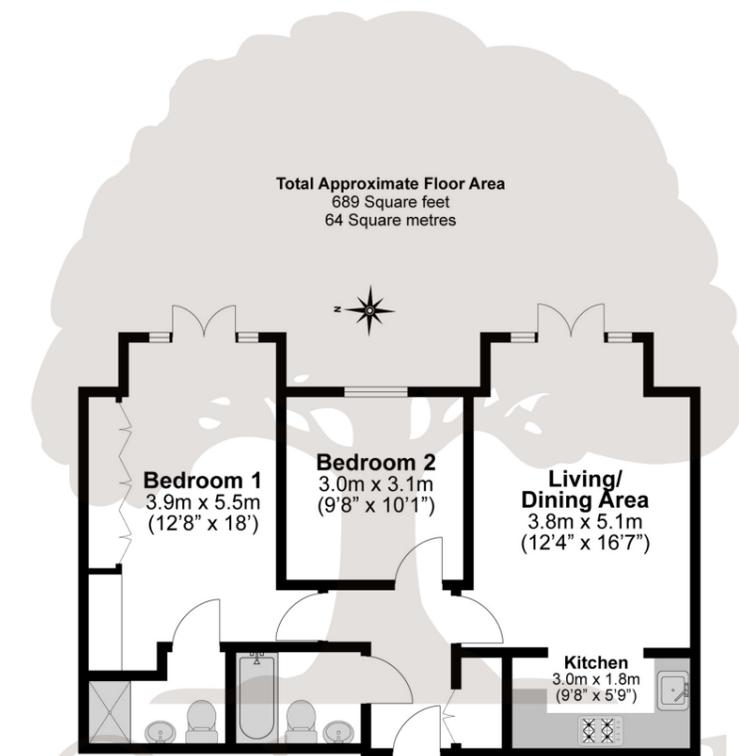


## Property Information

-  TWO BEDROOM APARTMENT
-  GATED DEVELOPMENT BUILT IN 2005
-  GREAT CONDITION THROUGHOUT
-  DIRECT ACCESS TO COMMUNAL GARDEN
-  689 SQUARE FT
-  GROUND FLOOR
-  EXCEPTIONALLY SPACIOUS
-  TWO BATHROOMS INCLUDING EN-SUITE
-  ALLOCATED PARKING AND AMPLE VISITOR BAYS

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

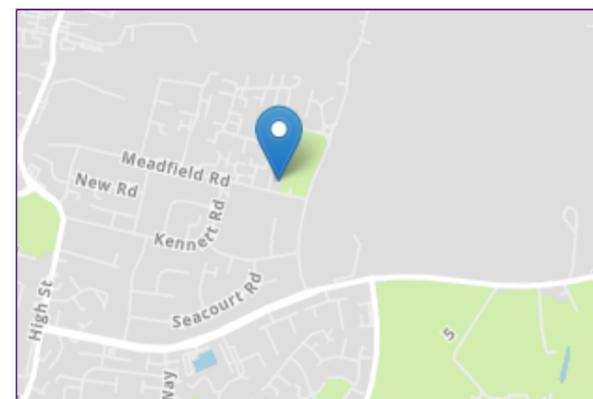
## Floor Plan



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

Oakwood Estates

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		81
(69-80)	C		
(55-68)	D		
(39-54)	E	45	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Lease Information

Service Charge - £1700 per year  
 Ground Rent - £250 per year  
 Term - We understand there are at least 125 years remaining on the lease

### Rental Income

We believe the property could achieve approximately £1,550 - £1,600 per calendar month on the rental market

### Transport Links

NEAREST STATIONS:

Langley - 850 yards  
 Iver - 1.1 miles  
 Datchet - 2.5 miles

### Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary  
 150 yards

Langley Hall Primary Academy  
 0.5 miles

Marish Primary School  
 0.6 miles

Foxborough Primary School  
 0.7 miles

Holy Family Catholic Primary School  
 0.9 miles

SECONDARY SCHOOLS:

Langley Hall Arts Academy  
 0.8 miles

The Langley Academy  
 0.9 miles

Langley Grammar School  
 0.9 miles

Ditton Park Academy  
 1.8 miles

St Bernard's Catholic Grammar School  
 1.8 miles

### Council Tax

Band C