



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



Wellesley Court, IVER, Buckinghamshire. SL0 9AT.

£1,550 pcm

Calling all City commuters !!!

Impressive two double bedroom, 2nd floor apartment in quaint village of Richings Park in view of the Elizabeth line .

Clients are immediately greeted by a stunning living room adorned with natural light and pretty views over the village. A key feature of this property is the full length balcony to enjoy a relaxing evening or take in the fresh air in the privacy of your own home .

The hallway leads into two double bedrooms with fresh, new carpets and fitted wardrobes, family bathroom suite and a bright recently fitted modern kitchen complete with quality appliances .

This property is ideal for professionals in search of a tranquil prestigious village yet a mere stroll to catch the Elizabeth line reducing the stress of the morning rush! Drive time is also vastly reduced by the nearby M25/M40.

Wellesley Court is within minutes walk from a variety of local amenities and Richings Park train station where the highly acclaimed Elizabeth line provides fast links to Heathrow and all major stops in the Capital (25 Minutes to Paddington).

Truly lovely home , with convenience yet peace , tranquillity and accessibility. Viewings commence Monday 30th September.

Please call 01753 643555 or email lettings@hklhome.co.uk to book at your earliest convenience,





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		72	81
EU Directive 2002/91/EC			
England, Scotland & Wales			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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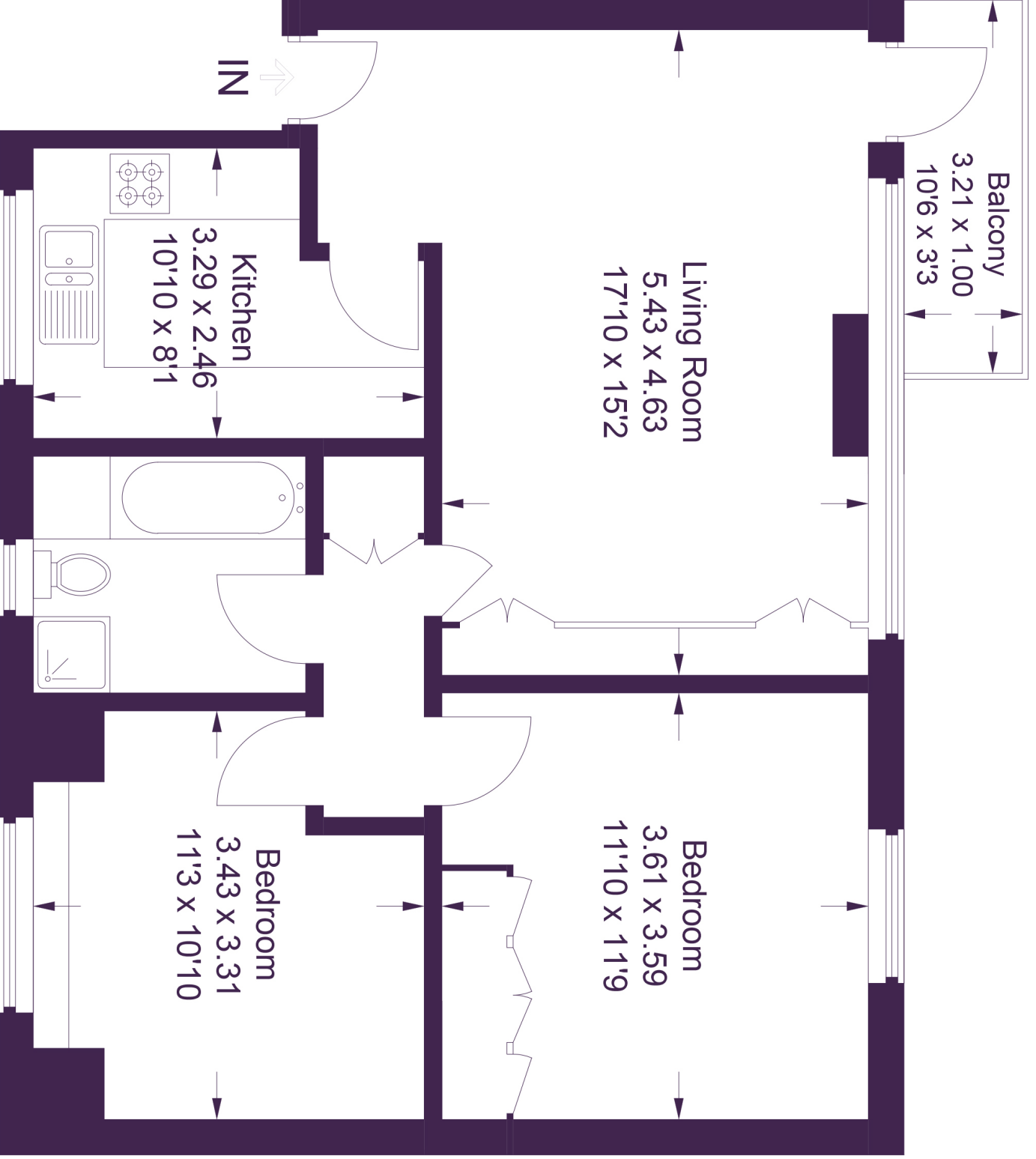


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Wellesley Court

Approximate Gross Internal Area
62.7 sq m / 675 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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