











Situated in a new development just off the highly sought-after Langley road, this two double bedroom, two bathroom apartment is offered to the market in a superb condition with no onward chain. The property features an open-plan kitchen and lounge with integrated appliances including a dishwasher and washing machine. Also featured in the lounge is a Juliet balcony overlooking the beautifully presented development. The master bedroom comes with a modern en-suite shower room. This property could be ideally suited to an investment buyer as there are 997 years remaining on the lease or alternatively the commuter might find the properties location convenient due to the transport links it has to offer.



Property Information

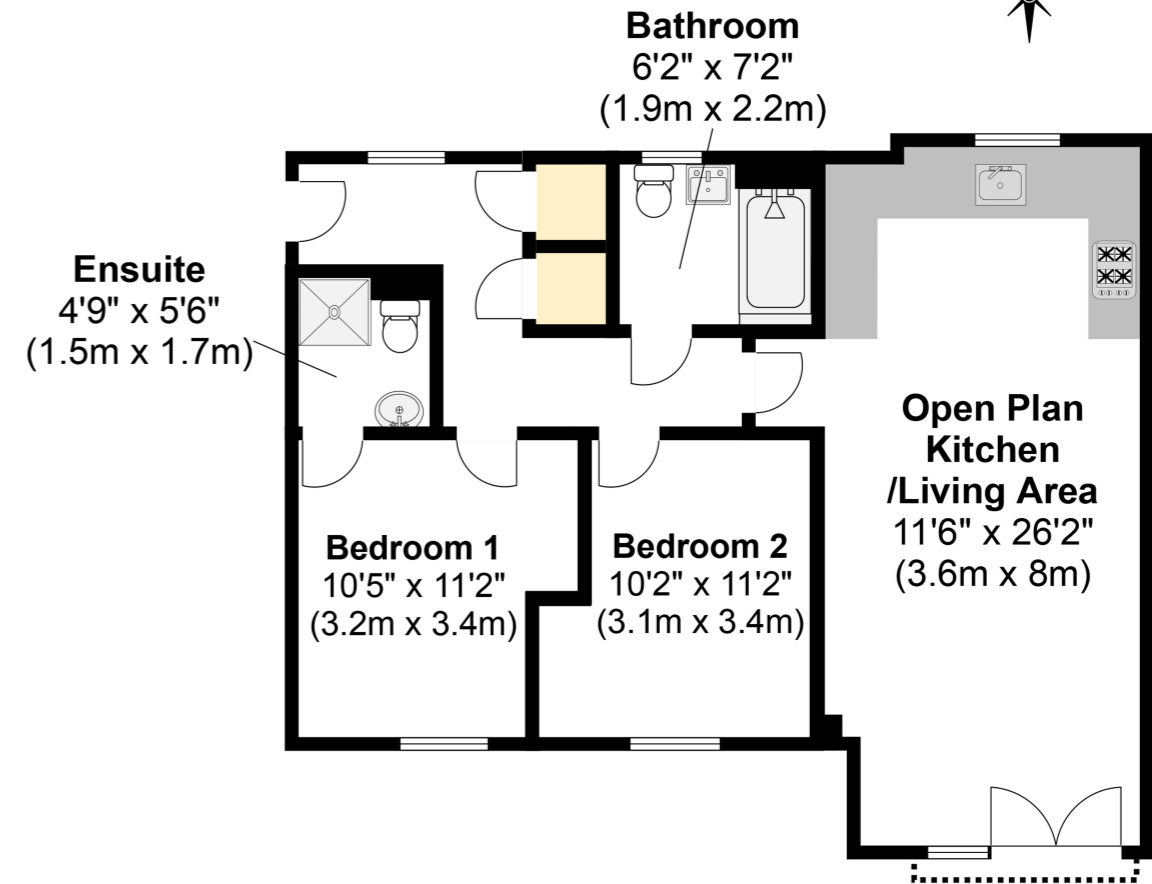
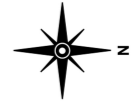
-  TWO DOUBLE BEDROOM APARTMENT
-  SUPERBLY PRESENTED THROUGHOUT
-  MASTER BEDROOM WITH EN-SUITE
-  995 YEAR LEASE
-  ALLOCATING PARKING FOR TWO VEHICLES
-  SOUGHT-AFTER DEVELOPMENT JUST OFF LANGLEY ROAD
-  OPEN PLAN KITCHEN/ LIVING AREA
-  MODERN FAMILY BATHROOM
-  GAS CENTRAL HEATING
-  IDEAL FIRST TIME OR INVESTMENT PURCHASE

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

Floor Plan

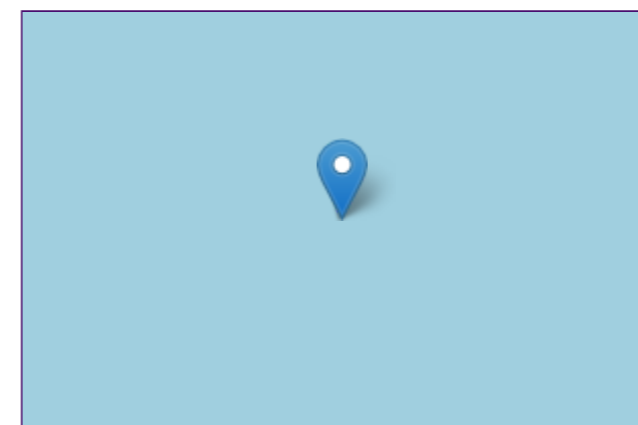


Total Approximate Floor Area
689 Square feet
68 Square metres



Illustrations are 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	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<small>England, Scotland & Wales</small>		
<small>EU Directive 2002/91/EC</small>		

External

The property has two allocated parking spaces situated directly in front of apartment, there are various areas of greenland surrounding the property

Council Tax

Band C- £1798.59

Lease Information

Length of Lease = 995 years remaining
Service Charge = Approx. £1600 annually
Ground rent = £300 annually

Transport Links

NEAREST STATIONS:

Langley (0.5 miles)
Slough (2.3 miles)
Datchet (2.8 miles)

Local Schools

PRIMARY SCHOOLS

Langley Academy Primary
0.2 miles

Ryvers School
0.3 miles away

Langley Hall Primary Academy
0.5 miles away

Marish Primary School
0.5 miles away

Castleview Primary School
0.7 miles away

SECONDARY SCHOOLS

The Langley Academy
0.2 miles

Langley Grammar School