



This spacious and well-presented two-bedroom ground floor apartment is ideally situated within a secure gated development, offering both privacy and convenience. The property benefits from generous living accommodation throughout, making it an excellent choice for professionals, small families, or downsizers alike.

The flat features a bright and airy living area with direct access to a private patio, providing an ideal space for outdoor seating and entertaining. The open plan kitchen is well-appointed with ample storage and worktop space. Both bedrooms are well-proportioned, with the main bedroom offering plenty of room for furnishings with the added benefits of fitted wardrobes in both rooms. A large family bathroom completes the accommodation.

Further benefits include the ground floor position, easy access throughout, and the added security of a gated location. The property is perfectly positioned within walking distance of Iver High Street, offering a range of local shops, cafés, doctors' surgery, chemist, and other everyday amenities. Well-regarded local schools are also close by, making this a highly practical and desirable location.

# Property Information

- LEASEHOLD - 107 YEARS REMAINING
- GROUND FLOOR APARTMENT
- GATED DEVELOPMENT
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX - BAND D

- 2 BEDROOMS
- 2 BATHROOMS
- ALLOCATED PARKING (SECURE)
- EPC - C
- CHAIN FREE

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

## Front Of Property

Outside, the property boasts a secure gated parking area with one allocated parking space, providing peace of mind for residents. The property also offers convenient access to Iver Village High Street, where residents can enjoy a variety of local amenities, including shops, pubs, restaurants, and supermarkets, all within easy walking distance.

## Rear Garden

To the rear of the property is a patio area from the lounge, ideal for outdoor dining and entertaining. The communal garden is mainly laid to lawn with flower borders.

## Tenure

Leasehold 107 Years remaining  
Ground Rent £180 per year  
Service Charge £2023 per year

## Council Tax

Band - D (£2,401 p/yr)

## Mobile Coverage

5G Mobile Voice and Data

## Internet Speed

Ultrafast

## Local Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away.

It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

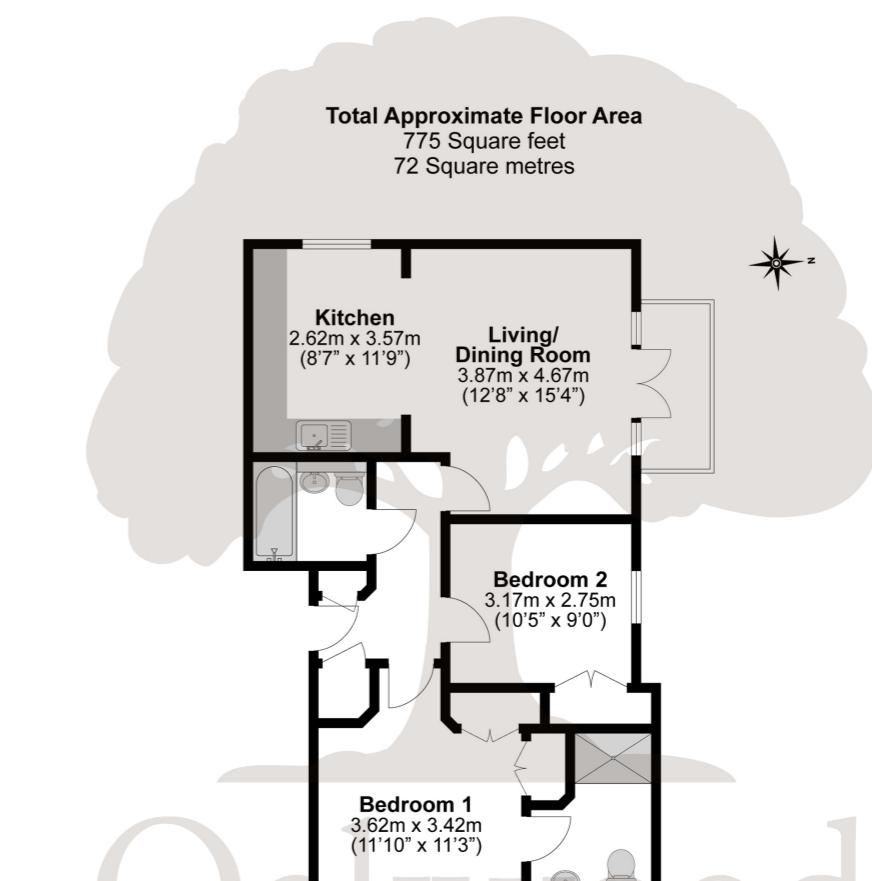
## Transport Links

Iver Rail Station, part of the Crossrail network, is within easy reach, offering excellent connections into London. Uxbridge Underground Station is also nearby, providing access to the Metropolitan and Piccadilly lines. Denham Rail Station, on the Chiltern Line, offers further travel options toward central London and the Midlands. Heathrow Airport is conveniently close, making international travel easily accessible. The property also benefits from good road links, with the M40, M25, and M4 motorways all a short drive away, ensuring efficient travel across the region.

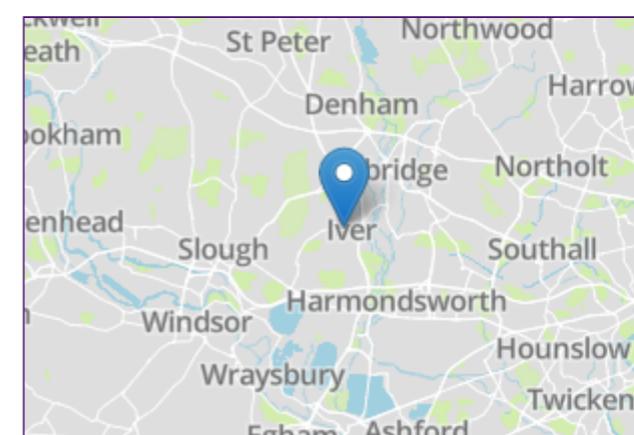
## School Catchment

The Iver Village Junior School and Iver Village Infant School are both within 0.07 miles. The Iver Heath Junior School is situated approximately 1.22 miles away. Burnham Grammar School is located 6.16 miles away, while The Chalfonts Community College is approximately 6.59 miles away. Beaconsfield High School is situated at a distance of 7.9 miles. Additionally, there are numerous other schools in the vicinity.

## Floor Plan



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



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		
England, Scotland & Wales		
EU Directive 2002/91/EC		