



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



20-22 1, Universal House, High Street, Iver, Buckinghamshire. SL0 9BZ.

£265,000 Leasehold

Universal House is situated in the heart of Iver village, in the South Bucks district of Buckinghamshire on the outskirts of London. This commercial building was converted creating 17 luxury apartments, carefully complimenting the highest quality finish within the stylish architectural features of the original building.

Set back from the High Street with secure gating, the development offers private parking. This apartment will appeal to first time buyers, young professionals, and investors due to their proximity to an array of local amenities including a Costa coffee and Co - op supermarket, as well as Iver train station which is approximately 1 mile away that benefits from Cross rail that vastly reduces the commute time into Paddington, London.

This one-bedroom apartment has been finished with stonework surfaces, CDA appliances, induction hobs, video entry system, oak engineered wood flooring, luxury carpets, designer tiles and double glazing.

Apartment 1 is a one-bedroom apartment at 585 square ft. This apartment is situated in the centre of the development and offers lovely twin aspect accommodation. Includes an entrance hall, open plan living room/kitchen, double bedroom with a built-in wardrobe and bathroom. The bathroom offers designer tiling and fittings with LED mirror cabinets.

Iver is popular for its tranquillity whilst being easily accessible via road, with quick access to the M40, M25, M4 and A40, train line into London and pending Cross rail connections, as well as proximity to all London airports, in particular Heathrow which is approximately 7 miles away. Iver has an array of popular country pubs, a community green and some beautiful countryside with Black Park, Langley Park and Thorney Park Golf Course all close by. For those with children, Iver has a selection of good Infant and Junior schools as well as some highly sought after Grammar schools. IVER STATION - 1 MILE IVER HIGH STREET - 0 MILES IVER



INFANT AND JUNIOR SCHOOLS - 0.5 MILES M4 JUNCTION 5 -
3 MILES HEATHROW - 7 MILES

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer buys the searches provided in the pack which will be billed at £360 inc VAT upon completion."



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).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



23 High Street
Iver Buckinghamshire SL0 9ND

Tel: 01753 650033
iver@hklhome.co.uk

1, Universal House, 20-22, High Street

Approximate Gross Internal Area = 54.4 sq m / 585 sq ft



Living / Dining Room /

Kitchen

7.42 x 5.40
24'4 x 17'9



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LONDON PROPERTY

IN

Bedroom

3.62 x 3.48
11'11 x 11'5

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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