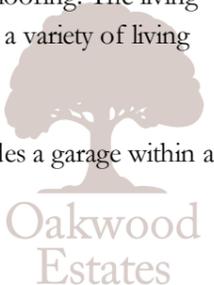




Oakwood Estates are pleased to present this well-appointed first-floor, two-bedroom apartment, ideally located just a stone's throw from Iver Station, offering direct access to the Elizabeth Line/Crossrail for fast and convenient travel into London and beyond. This charming property boasts a private balcony, a garage, and allocated parking, providing both comfort and practicality. Perfectly positioned for everyday convenience, the apartment sits directly opposite a local shop—ideal for those last-minute essentials—and is within easy walking distance of a friendly local pub. The location also benefits from excellent transport connections, with easy access to the M40, M4, and M25 motorways, as well as being just a short drive from Heathrow Airport, making it perfect for both commuters and frequent travelers. This is a fantastic opportunity for first-time buyers, investors, or anyone looking for a well-connected home in a sought-after area.

The property offers a welcoming hallway with doors leading to the kitchen, bathroom, two bedrooms, and an open entrance to the living room. The kitchen is fitted with both wall-mounted and base-level units and includes space for a fridge, freezer and washing machine. It also features an integrated oven and hob with an extractor fan above, a sink with a mixer tap, partly tiled walls, and a tiled floor. The fully tiled bathroom comprises a low-level WC, a hand wash basin with vanity unit, and a bathtub. Bedroom two accommodates a double bed, includes a built-in wardrobe, and has wooden flooring. The main bedroom benefits from pendant lighting, space for a king-sized bed, a built-in wardrobe, and wooden flooring. The living room is bright and airy, with a large window that lets in plenty of natural light. It offers ample space for a variety of living room furniture and is finished with wooden flooring.

Outside, the west-facing balcony provides a pleasant spot to enjoy evening views. The property also includes a garage within a garage block and an allocated parking space.



Property Information

-  LEASEHOLD - 949 YEARS REMAINING
-  FIRST FLOOR APARTMENT
-  LARGE LIVING ROOM
-  GARAGE
-  NO CHAIN
-  COUNCIL TAX BAND - C £ 2,032
-  TWO BEDROOMS
-  BALCONY
-  PARKING
-  NEXT TO IVER STATION (ELIZABETH LINE)

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

Service Fees

Service Charge £1939.14 per Year
 Maintenance Charge including Lift renovation £3420 for July 2025- June 2026 paid

Tenure

Leasehold · 949 years remaining

Council Tax Band

Band C - £2,032 p/yr

Mobile Coverage

5G Voice and Data

Internet Speed

Ultrafast

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Potential Rental Income

Approximate £1,500 to £1,550 per calendar month.

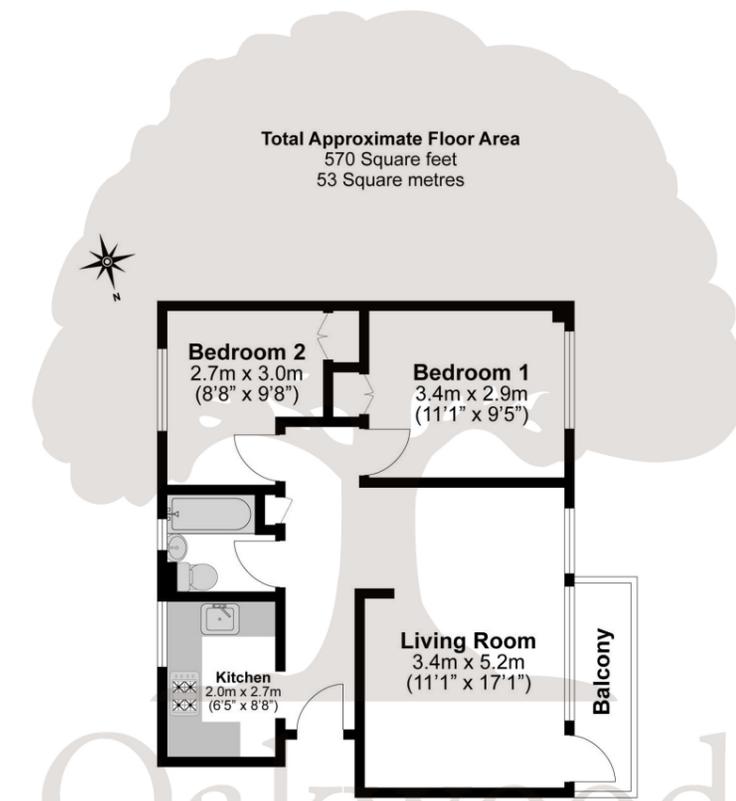
Local Area

Richings Park is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough and 16 miles west of London. Located within walking distance of various local amenities and less than a mile from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Richings Park has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centers of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities, including a multiplex cinema and Gym.

Council Tax

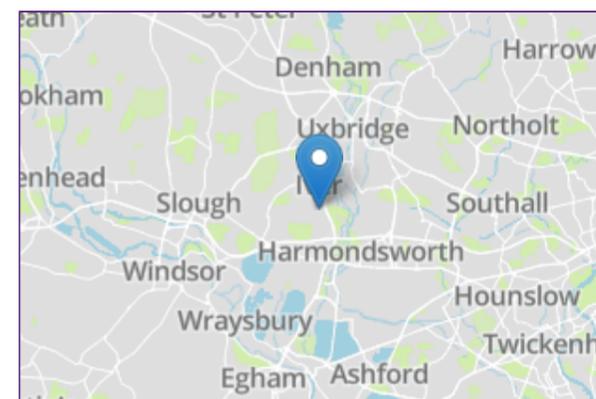
Band C

Floor Plan



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		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			80