



HILTON KING & LOCKE

SPECIALISTS IN PROPERTY



64b High Street, Iver, Buckinghamshire. SL0 9NG.

£217,500 Leasehold

**\* PERFECT INVESTMENT BUY\***

Hilton King & Locke are please to bring to the market this One double bedroom first floor apartment located in the heart of Iver village only a moments' walk of the local shops and other amenities. This is a property that you can really make your own.

The property includes stairs to first floor, a communal entrance, a good-sized living room (16'4"x14'2") with views to the front and a kitchen with a range of wall and floor units, double bedroom(10'x14'1") with fitted wardrobes and a fully tiled shower room.

Outside, you have the benefit from the use of a communal courtyard.

**LOCATION**

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 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





**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.

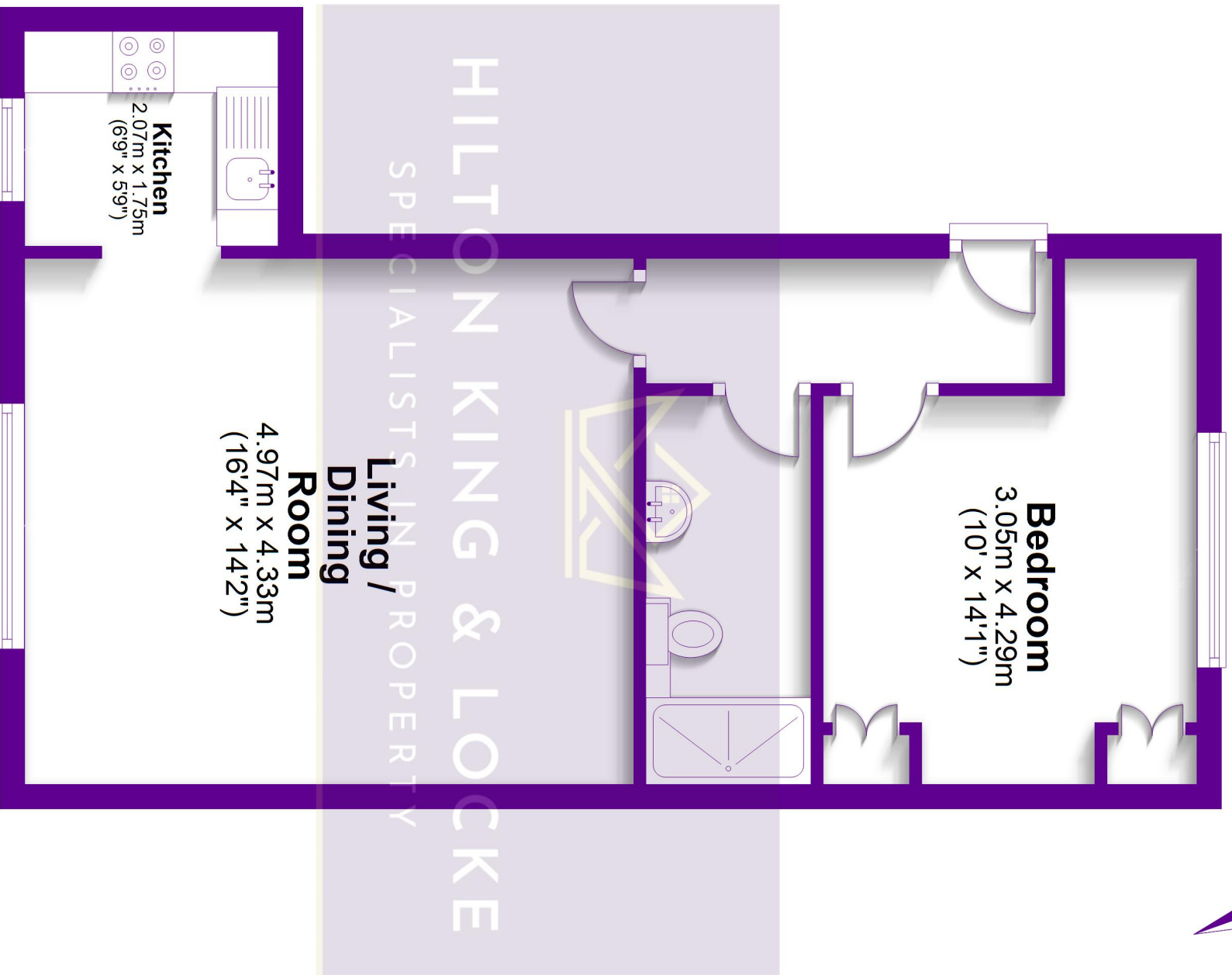


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Iver Buckinghamshire SL0 9ND

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## First Floor

Approx. 45.1 sq. metres (485.3 sq. feet)



**Total area: approx. 45.1 sq. metres (485.3 sq. feet)**

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position and size of doors, windows, appliances and other features are approximate only. Total area includes garages & outbuildings.

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