

Offered to the market with the advantage of no onward chain, this two bedroom first floor apartment is presented in good condition and sits in a prime location just off Upton Court Road.

The property comprises two well proportioned bedrooms, a three piece bathroom and a spacious 20ft reception room benefitting from a private balcony. The modern kitchen is equipped with ample storage, a washing machine and an electric cooker. Externally, there is residents and visitor parking, an allocated garage and communal green to enjoy.

The property is also located within easy access to public transport links and local amenities as well as a short walk to highly regarded schools including Castleview Primary School and Ditton Park Academy, making it an ideal first purchase.



Property Information

-  TWO BEDROOM APARTMENT
-  GOOD CONDITION THROUGHOUT
-  KITCHEN EQUIPPED WITH WASHING MACHINE
-  WELL PROPORTIONED BEDROOMS
-  SHORT DISTANCE TO LOCAL SCHOOLS

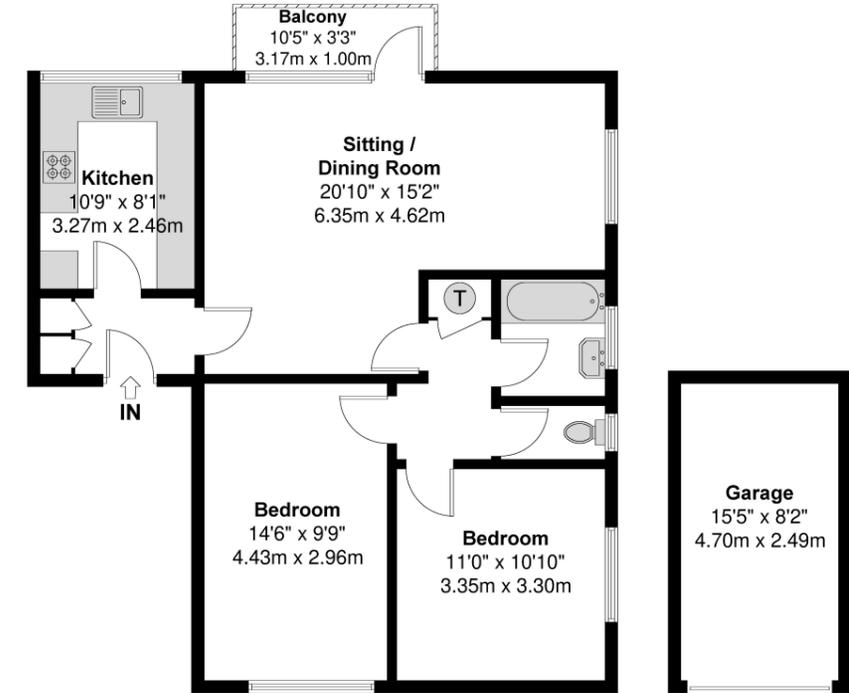
-  FIRST FLOOR
-  PRIME LOCATION JUST OFF UPTON COURT ROAD
-  EASY ACCESS TO PUBLIC TRANSPORT LINKS AND LOCAL AMENITIES
-  SPACIOUS RECEPTION ROOM WITH ADDED BENEFIT OF BALCONY
-  OFF STREET PARKING FOR RESIDENTS AND VISITORS

| | | | | | |
|--|---|---|---|---|---|
|  |  |  |  |  |  |
| x2 | x1 | x1 | x1 | Y | Y |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Floor Plan



Arundel Court
 Approximate Floor Area = 71.97 Square meters / 774.67 Square feet
 Garage Area = 11.70 Square meters / 125.93 Square feet
 Total Area = 83.67 Square meters / 900.60 Square feet



First Floor

(Not Shown In Actual Location / Orientation)

Illustration 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.

Lease Information

Lease years- 945 years remaining
 Service charge and Ground rent is one combined charge of approx. £110 per month

Transport Links

NEAREST STATION:

Langley - 1.2 miles
 Datchet - 1.3 miles
 Slough - 1.4 miles

Local School

PRIMARY SCHOOLS:

Castleview Primary School
 260 yards

Ryvers School
 530 yards

The Langley Academy Primary
 0.5 miles

Holy Family Catholic Primary School
 0.8 miles

Marish Primary School
 0.8 miles

SECONDARY SCHOOLS:

Ditton Park Academy
 620 yards

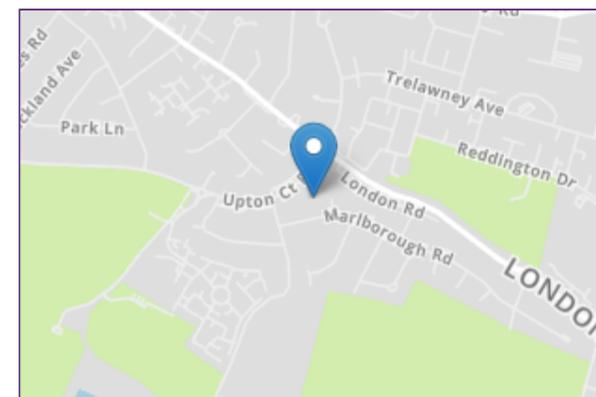
Langley Grammar School
 0.5 miles

St Bernard's Catholic Grammar School
 0.6 miles

The Langley Academy
 0.6 miles

Council Tax

Band C



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | 66 |
| (39-54) | E | 45 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |