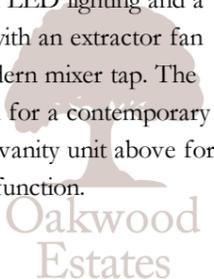




Oakwood Estates is thrilled to introduce this well-appointed, chain-free, ground-floor one-bedroom apartment, nestled in the heart of Iver Village. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, investors, or anyone seeking a peaceful retreat with easy access to amenities. Key features of this delightful apartment include off-street parking, hassle-free vehicle access, a private garage, and additional storage space or secure parking as needed. Located steps away from local shops, you'll enjoy the ease of running daily errands or picking up essentials without a commute. Iver Station, just a 20-minute walk away, further enhances connectivity, offering direct access to London and other key destinations, making this property particularly attractive for commuters. This inviting home combines practicality with charm in a highly sought-after area, delivering a low-maintenance lifestyle in a vibrant community setting.

Upon entering the property, you're welcomed into a well-lit entrance hallway featuring sleek LED lighting, a wall-mounted entryphone system for added security, convenient coat hooks, and stylish wooden flooring. This hallway provides access to the bedroom, lounge, and shower room. The primary bedroom offers ample space for a king-sized bed and is enhanced by pendant lighting and a rear-facing window that fills the room with natural light. It also includes a built-in wardrobe for storage and the same wooden flooring found throughout. The Lounge/Dining Room is bright and inviting, with pendant lighting and dual rear-facing windows that offer a pleasant view. There is ample room for a couple of sofas, creating a comfortable setting for relaxation or entertaining. A doorway from the lounge leads directly to the kitchen. The kitchen itself is well-appointed, with LED lighting and a rear-facing window. It includes a mix of wall-mounted and base units, an integrated oven and grill, and a hob with an extractor fan overhead. There is also space allocated for a washing machine and fridge freezer, as well as a sink with a modern mixer tap. The kitchen is finished with tiled flooring, providing durability and easy maintenance. The shower room is fully tiled for a contemporary finish and includes a large walk-in shower cubicle, a low-level WC, and a hand wash basin with a mixer tap and vanity unit above for added storage. A heated towel rail and tiled flooring complete the space, enhancing both style and function.



Property Information

-  LEASHOLD PROPERTY
-  ONE BEDROOM
-  CENTRAL IVER VILLAGE LOCATION
-  GARAGE AND OFF STREET PARKING
-  CLOSE TO ALL LOCAL AMENITIES
-  COUNCIL TAX BAND - C £2,081.47 PA.
-  NO CHAIN
-  ROUGHLY 20 MINUTES WALK TO IVER STATION
-  READY TO MOVE IN
-  GOOD TRANSPORT LINKS

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

Outside

At the rear of the building, residents can enjoy a well-maintained communal lawned area, ideal for relaxing outdoors or socializing with neighbours. Additionally, there are two rows of secure garages, providing extra storage or sheltered parking options for residents. Convenient parking spaces are located directly in front of the garages, ensuring easy access for vehicles and added convenience for both residents and guests. This combination of green space and ample parking enhances the overall appeal and practicality of the property.

Tenure

Leasehold
 Term: from 25 March 1981 to 24 March 2117
 Service and maintenance £1,809 per year.
 Ground Rent is £140 per year.

Council Tax Band

Band C - £2,081.47 per year.

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Transport

Iver Rail Station, part of the Crossrail network, is conveniently located roughly 20 minutes walk away. Uxbridge Underground Station and Denham Rail Station, which serves the Chiltern Line, are also easily accessible with a short drive. Heathrow Airport is just a 15-minute car journey away, and the property benefits from close proximity to major motorways, including the M40, M25, and M4.

Area

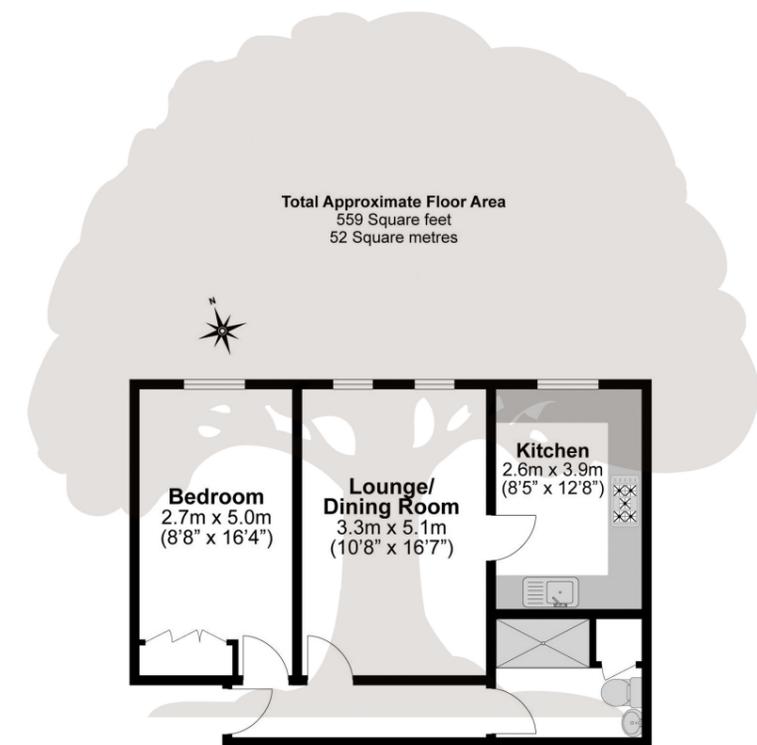
Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to 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.

Council Tax

Band C

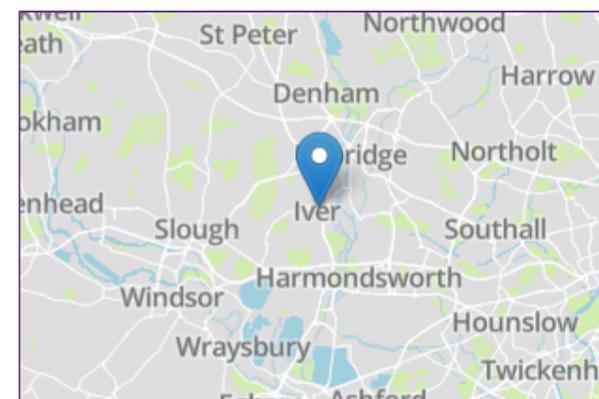
Floor Plan



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

Oakwood Estates

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 | 77 | 78 |
| (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 | | | |