













Located in the desirable Horton Manor development, this well-presented two-bedroom top floor flat offers spacious, light-filled accommodation in a peaceful yet well-connected setting – ideal for first-time buyers, commuters, or investors.

Inside, the flat features a bright and generously sized living room, perfect for entertaining or relaxing, with a charming archway leading through to a separate fitted kitchen. There are two bedrooms, including a large main double bedroom, as well as a family bathroom.

Externally, the property includes one allocated parking space, and benefits from well-maintained communal areas.

Excellent Transport Links:

Horton Manor is conveniently positioned for commuters, with easy access to major road routes including the M25, M3 and A30, making travel by car straightforward to London, Heathrow, and the wider motorway network. The area is also served by nearby rail stations such as Datchet, Sunnymeads, Wraysbury or Staines, providing regular services into London Waterloo and other key destinations. Local bus routes further enhance connectivity throughout the surrounding towns and villages.

This top floor apartment combines comfort, style and a highly accessible location – a fantastic opportunity in a well-regarded development. Estates

SPACIOUS TWO-BEDROOM TOP FLOOR FLAT IN THE POPULAR HORTON MANOR **DEVELOPMENT**

ARCHWAY LEADING TO A SEPARATE FITTED KITCHEN

FAMILY BATHROOM

WELL-MAINTAINED COMMUNAL AREAS IN A PEACEFUL RESIDENTIAL SETTING

GOOD PUBLIC TRANSPORT OPTIONS,

WITH THE PROPERTY EXCELLENT ROAD LINKS NEARBY, INCLUDING THE M25, M3 AND A30

COMMUTERS OR BUY-TO-LET INVESTORS WITH NEARBY STATIONS OFFERING

DECLIL AD CEDATCES TO LONDON

 x^2 x1

x1

x1



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IDEAL FOR FIRST-TIME BUYERS,

BRIGHT AND AIRY LIVING ROOM WITH

GENEROUS MAIN DOUBLE BEDROOM

PLUS A SECOND VERSATILE BEDROOM

ALLOCATED PARKING SPACE INCLUDED

PLENTY OF NATURAL LIGHT





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Reception Rooms **Parking Spaces** Garage **Bedrooms** Bathrooms Garden

Nearest Stations:

Sunnymeads (1.2 miles)

Wraysbury (1.8 miles)

Datchet (2 miles)

Schools

Primary Schools:

Colnbrook Church of England Primary School

(1.1 miles) State School

Wraysbury Primary School

(1.3 miles) State School

Foxborough Primary School

(1.5 miles) State School

Holy Family Catholic School

(1.6 miles)

State School

Secondary Schools:

Langley Grammar School

(1.8 miles) State School

The Langley Academy

(2.1 miles) State School

Ditton Park Academy

(2.1 miles) State School

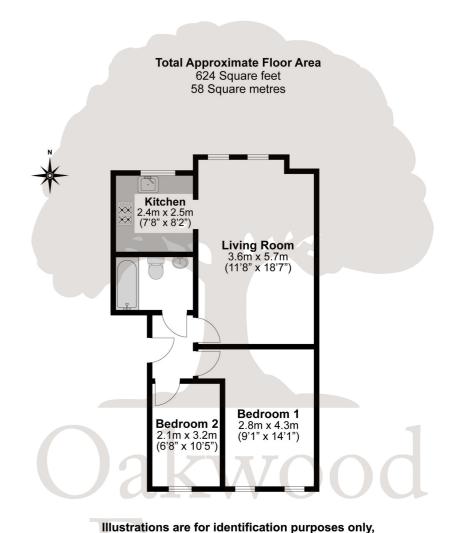
Lease

125 years from April 2004.

Service charge - £107.16 per month.

Council Tax

Band C



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.

measurements are approximate, not to scale.



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