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SPECIALISTS IN PROPERTY



23 Keensacre, Iver, Buckinghamshire. SL0 0DL.

£315,000 Leasehold



## Two-Bedroom Ground Floor Apartment with Garage & No Chain!

This light and airy two-bedroom ground floor apartment is ideally located within walking distance to bus routes, local shops, and a nearby school, offering convenience and comfort. The property comes to the market with no chain and benefits from a garage in a block, along with ample communal parking.

The spacious layout includes a well-sized living room that comfortably accommodates a three-piece suite, coffee table, and dining table with chairs, creating a welcoming space for relaxation and entertaining. Patio doors from the living room lead directly into the communal gardens, providing a pleasant outdoor space.

The fully fitted kitchen is in good condition, offering plenty of eye and base-level units, along with space for all necessary appliances. The apartment is currently set up as a two-bedroom but could easily be converted back into a three-bedroom, giving flexibility for future buyers.

Both double bedrooms feature large windows that flood the rooms with natural light, creating bright and inviting spaces. The modern three-piece family bathroom is a good size, providing all the essentials.

Additional benefits include a garage in a block and plenty of communal parking, as well as a long lease with over 900 years remaining.

This property offers great potential for first-time buyers, families, or investors alike.

### AREA-

Keensacre is an extremely popular residential cul-de-sac situated within sought after Iver Heath, famed for being the home of



Pinewood Studios and a range of schools, recreational facilities, and local shopping amenities. The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London is easily accessible by road via the M40 (J1A) and M25 (J16) plus access to Heathrow and Gatwick Airports. Black Park and Langley Park are located nearby and offer country walks ideal for young families and dog walkers.




#### 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.



23 High Street  
Iver Buckinghamshire SL0 9ND

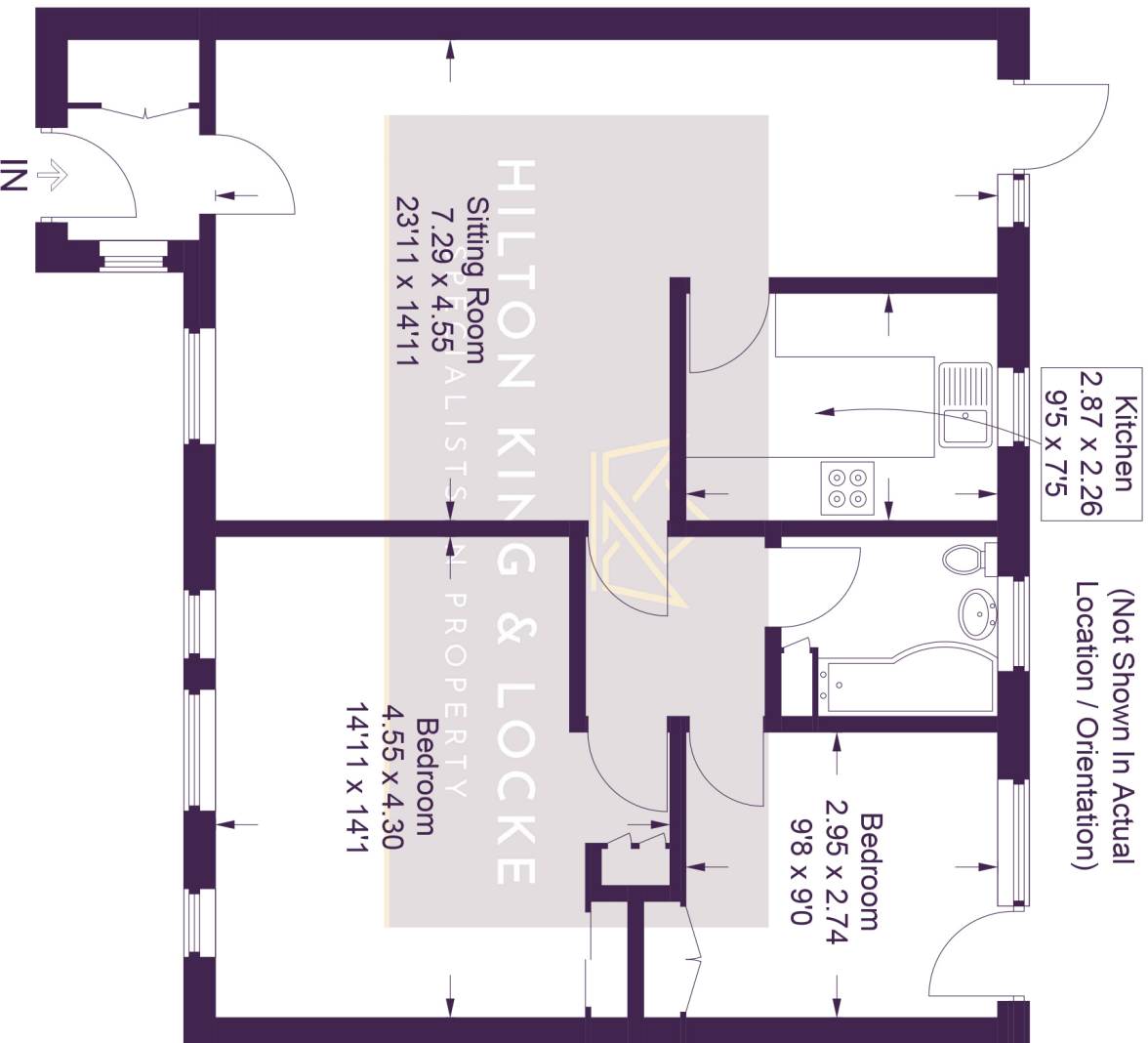
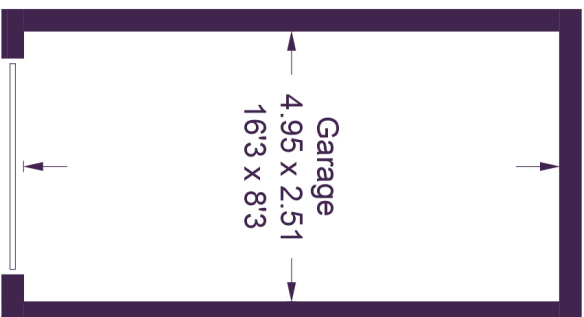
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# 23, Keensacre



Approximate Gross Internal Area = 71.5 sq m / 770 sq ft  
Garage = 12.4 sq m / 133 sq ft  
Total = 83.9 sq m / 903 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.