

Oakwood Estates is delighted to present this immaculate two-bedroom ground-floor apartment, nestled in the heart of the enchanting Richings Park village. Conveniently located within walking distance of Iver Station, now serving Cross Rail, this property boasts pristine condition throughout. Furthermore, residents can enjoy beautifully maintained communal gardens, predominantly featuring lush lawns.

The apartment offers a spacious layout, beginning with an inviting Entrance Hallway adorned with pendant lighting and a stained glass window effect above the kitchen door. The hallway also boasts a picture rail and provides access to various rooms including the Living/Dining Room, Kitchen, Bathroom, Bedroom One, and Bedroom Two, all complemented by stylish wooden flooring. The Living/Dining Room, measuring 10'8" x 14'8", exudes a sense of warmth with pendant lighting, a generously sized bay window overlooking the front aspect, a TV Point, and a Radiator. The Kitchen, spanning 7'9" x 9'8", is well-appointed with spot lighting, a window and door leading to the rear garden, a combination of wall-mounted and base kitchen units, a stainless steel sink with a mixer tap, a four-ring gas hob with an extractor hood above, an electric oven, and tastefully tiled flooring. Bedroom One, measuring 10'5" x 11'5", features pendant lighting, a front-facing window, a picture rail, ample space for a Super King Size Bed, and a Radiator. Bedroom Two, spanning 8'2" x 10'8", offers pendant lighting, a rear-facing window, a picture rail, generous room for a double bed, and a Radiator. The Bathroom, sized at 5'2" x 5'9", showcases spotlighting, complete tiling, a frosted window overlooking the rear aspect, a bathtub with a shower attachment, a hand wash basin with a mirror above and a vanity unit below, a low-level WC, a towel radiator, and tiled flooring, ensuring a comfortable and well-appointed space.

(Please note photos were taken prior to tenants moving in)

# Property Information

- LEASEHOLD - 98 YEARS REMAINING
- TWO BEDROOM GROUND FLOOR MAISONETTE
- COMMUNAL GARDENS
- CURRENT RENTAL INCOME £1350PCM
- CLOSE TO ALL LOCAL AMENITIES

- COUNCIL TAX BAND C (£2,134 P/YR)
- UNDER 2 MINUTES WALK TO IVER STATION
- EPC RATING - C
- 560 SQ.FT.
- AVAILABLE 26TH FEBRUARY 2024



**Total Approximate Floor Area**  
560 Square feet  
52 Square metres



x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Tenure

Leasehold · 98 years remaining

## Council Tax Band

C (£2,134 p/yr)

## Mobile Coverage

5G voice and data

## Internet Speed

Ultrafast

## Transport

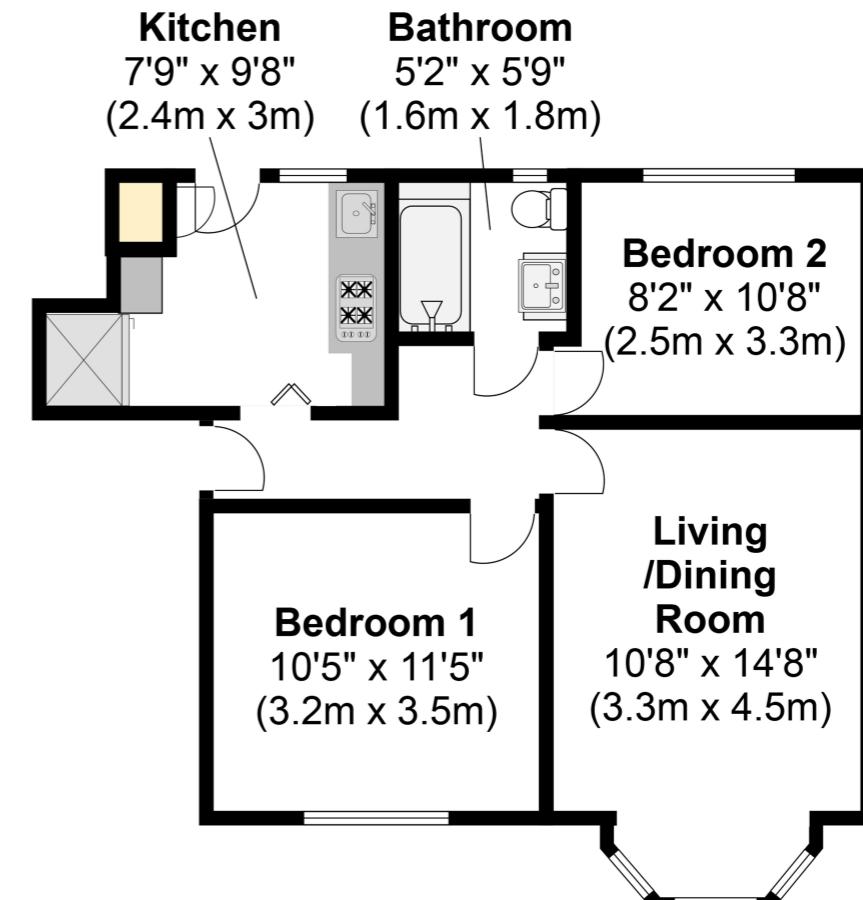
Iver Station is conveniently just a few minutes' walk away, ensuring easy access to transportation. For those traveling a bit farther, Langley (Berks) Station and West Drayton Station are only a short drive away. The M40/M4/M25 motorways are just a short drive away. Whether you're commuting locally or heading beyond, these nearby stations offer excellent travel options.

## Area

Richings Park is a suburban area located in Buckinghamshire, England, near the town of Iver. It is known for its picturesque surroundings and proximity to the Colne Valley Regional Park, which offers beautiful green spaces and outdoor recreational activities. Richings Park is primarily a residential area, characterized by a mix of detached houses, semi-detached houses, and apartment complexes. The community enjoys a tranquil atmosphere and a strong sense of community spirit. One notable feature of Richings Park is its railway station, which provides convenient access to London Paddington and other destinations. This makes it an attractive place to live for commuters who work in the city but prefer a quieter suburban lifestyle. The area is also home to a few local amenities, including shops, restaurants, and a primary school. For more extensive shopping and leisure facilities, residents can easily access nearby towns such as Iver, Slough, and Uxbridge. Overall, Richings Park offers a balance between countryside living and easy access to urban amenities, making it an appealing place to reside for those seeking a peaceful suburban environment within commuting distance of London and Heathrow Airport.

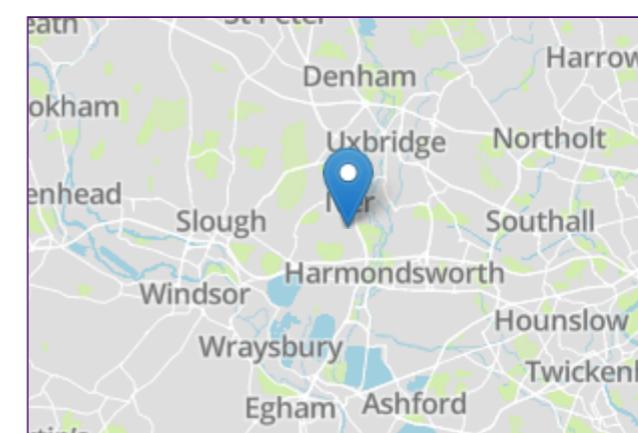
## Council Tax

Band C



**Illustrations are 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 Govview.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	76
(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		