



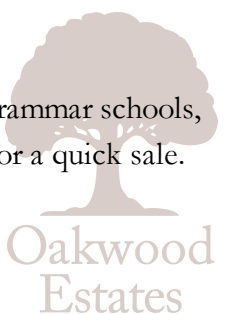
This spacious and rarely available property spans an impressive 1,218 square feet, with the added benefit of a single garage (gated) to the rear. It features three generously sized rooms, making it ideal for a growing family. The reception area encompasses a large 20-foot living room, complete with a charming bay window that faces an open green and ample space for both living and dining furniture.

Additionally, there is a 14-foot kitchen with a convenient separate utility room, as well as two bathrooms, one of which is an ensuite to the primary bedroom and includes a shower.

The property is located in a popular modern development built less than 25 years ago and benefits from excellent train connections to London via the Crossrail (Langley/Iver) and bus links to Heathrow Airport. There is also the added convenience of being extremely close to the M4 motorway (Junction 5).

Residents have ample parking, including one allocated space and an additional spot in front of the garage. There is plenty of off-road parking available for visitors.

There are also several schools nearby, including highly sought-after primary schools and three grammar schools, which are easily accessible. The property is being advertised with no onward chain, allowing for a quick sale.



Property Information

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THREE BEDROOM FIRST FLOOR APARTMENT
- 

TWO BATHROOMS INCLUDING AN EN-SUITE
- 

COMMODIOUS 20FT RECEPTION ROOM
- 


OFF STREET PARKING AND GARAGE
- 

FANTASTIC SIZED PROPERTY SET OVER AN EXCEPTIONAL 1218 SQUARE FEET
- 

SPACIOUS KITCHEN WITH AMPLE STORAGE UNITS AND APPLIANCES
- 

SEPARATE UTILITY ROOM
- 

NO ONWARD CHAIN INVITING A QUICK SALE



x3

Bedrooms



x1

Reception Rooms



x2

Bathrooms



x2

Parking Spaces



N

Garden



N

Garage

Lease Information

Length of lease - 100 years remaining
Ground Rent - £100 per year
Service Charge - approx. £200 per month

Transport Links

NEAREST STATIONS:

Langley - 0.9 miles
Iver - 1.2 miles
Datchet - 2.4 miles

Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary
820 yards

Foxborough Primary School
0.5 miles

Marish Primary School
0.7 miles

Langley Hall Primary Academy
0.8 miles

SECONDARY SCHOOLS:

Langley Grammar School
1 mile

The Langley Academy
1.1 miles

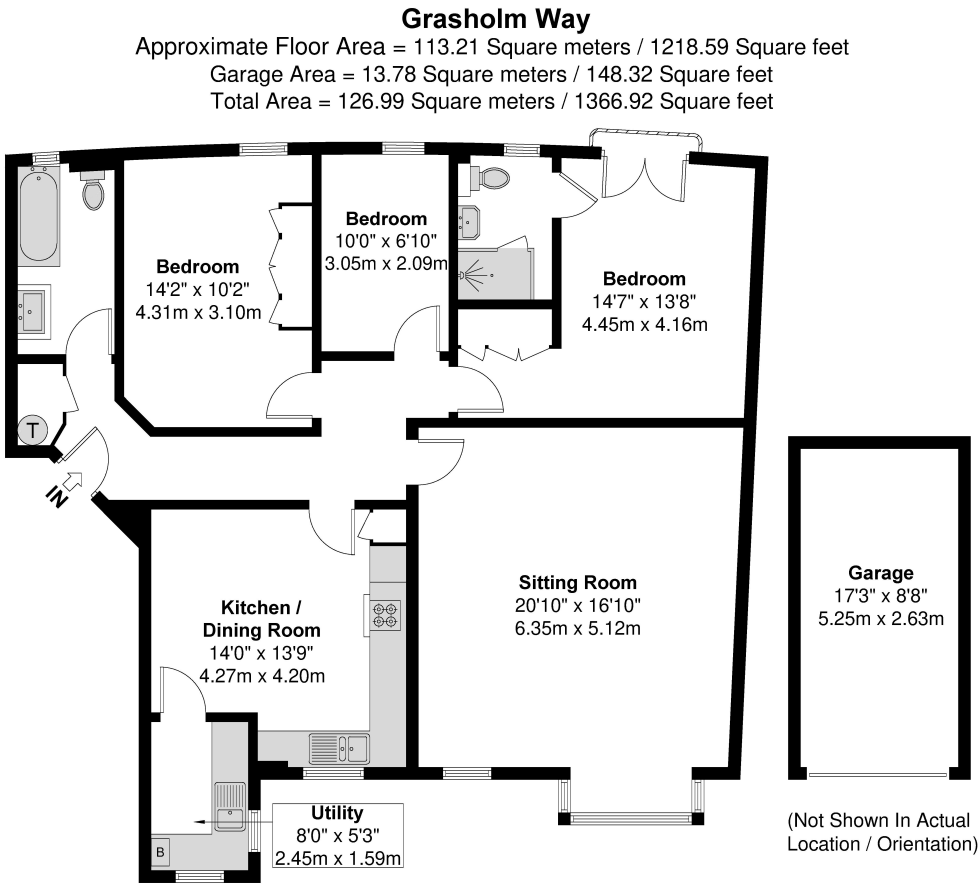
Langley Hall Arts Academy
1.1 miles

Ditton Park Academy
1.8 miles

Upton Court Grammar School
2.1 miles

Council Tax
Band D

Floor Plan



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.

