



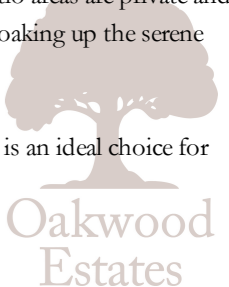
Oakwood Estates is delighted to present this beautifully presented two-bedroom, two-bathroom apartment built by Kebble Homes. Available with no chain! Located in an exclusive gated development, it is within walking distance of shops and amenities, and the Iver recreation ground.

This exceptional two-bedroom ground-floor apartment is situated within a highly sought-after gated development in the heart of Iver village centre. Offering a perfect blend of modern living and convenience, it is just a short stroll from popular local amenities, including the Co-op and Costa Coffee. Additionally, the property is a brief drive away from Iver train station, providing access to the Elizabeth Line, making commuting into London and other key destinations a breeze.











Upon entering the apartment, you are greeted by a welcoming entrance hall featuring built-in storage, ideal for keeping your living space organized. The bright and airy living room offers ample space for both sitting and dining areas, creating a versatile and comfortable environment for relaxing and entertaining. The living room seamlessly opens onto a modern fitted kitchen, equipped with integrated appliances, ensuring a sleek and functional space for culinary enthusiasts. The apartment boasts two generously sized double bedrooms, each fitted with built-in wardrobes that provide ample storage. The master bedroom is a true retreat, complete with an en-suite shower room for added privacy and convenience. A spacious and well-appointed bathroom serves the rest of the apartment, designed with contemporary fixtures and finishes.

Outside, the property benefits from an allocated parking space, providing ease and security for vehicle owners. The stunning communal gardens offer a tranquil escape, featuring two outdoor patio areas located at the front and rear of the building, these two outside patio areas are private and unusual for an apartment of this size. These spaces are perfect for enjoying a morning coffee, reading a book, or simply soaking up the serene surroundings.

With its prime location, modern amenities, and beautifully presented living spaces, this two double-bedroom apartment is an ideal choice for those seeking a stylish and convenient lifestyle in the heart of Iver village.

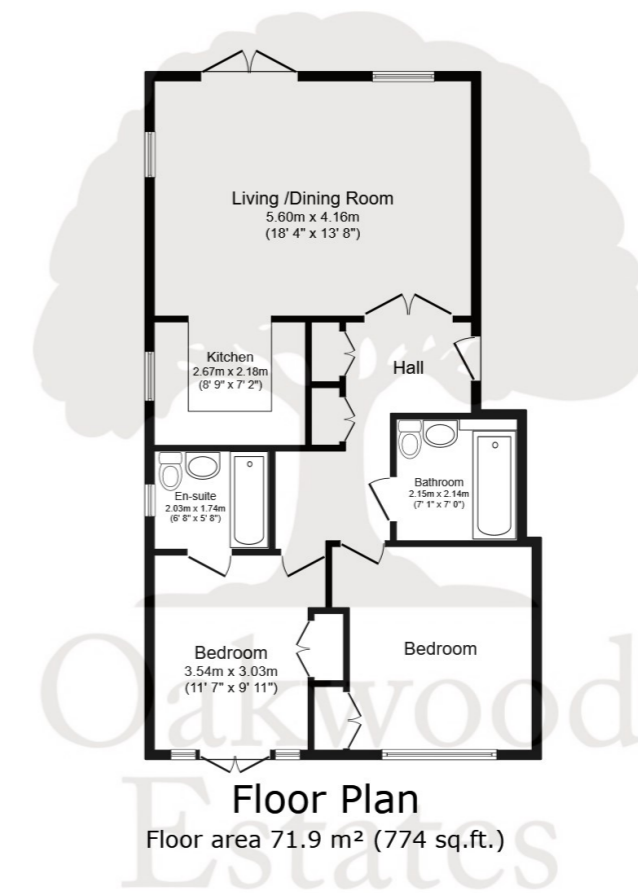


Property Information

-  LEASEHOLD - 113 YEARS REMAINING
-  NO CHAIN
-  TWO BATHROOM (1 EN-SUITE)
-  WALKING DISTANCE TO SHOPS
-  1.5 MILES TO IVER STATION
-  COUNCIL TAX BAND D (£2,286 P/YR)
-  TWO BEDROOMS
-  GATED DEVELOPMENT WITH PARKING
-  COMMUNAL GARDENS
-  GROUND FLOOR

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

Floor Plan



TOTAL: 71.9 m² (774 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Tenure

Leasehold · 113 years remaining

Council Tax Band

D (£2,286 p/yr)

Mobile Coverage

5G voice and data

Internet Speed

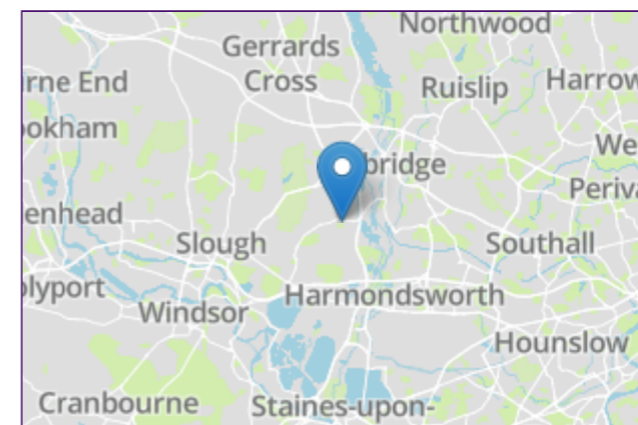
Ultrafast

Transport Links

Conveniently located nearby, Iver Rail Station stands just 0.87 miles away, offering easy access to transportation. Langley (Berks) Rail Station is situated 1.57 miles from the property, providing further commuting options. Uxbridge Underground Station is also within reach, located 2.29 miles away. For air travel, Heathrow Terminal is a mere 3.53 miles distant, ensuring hassle-free journeys. Additionally, Denham Rail Station is accessible at a distance of 4.05 miles, enhancing connectivity to various destinations.

Local Area

Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, restaurants, and pubs. There are also several schools in the area, making it an ideal location for families. Additionally, the village is within close proximity to the picturesque Colne Valley Regional Park and Black Park Country Park, offering stunning natural landscapes and recreational opportunities.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	80	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	