



Situated a very short walk from Foxborough Primary School as well as multiple local shops and amenities, this second floor apartment stretches over 800 square ft providing a spacious home suitable for couples or a small family.

The property comprises a large entrance hallway with a spacious area immediately to the left, suitable for storage or a study area. Additionally there are two exceptional size double bedrooms, 18ft lounge and family bathroom. A 10ft kitchen offering a gas cooker completes the living area.

The property provides an excellent opportunity for remodernisation, whilst offering a fantastic location within walking distance of Langley Station and many highly regarded schools.

The property is offered to the market in vacant posession with no onward chain inviting a quick sale.

Property Information

- SECOND FLOOR APARTMENT
- LARGE COMMUNAL GARDEN
- WALKING DISTANCE FROM CROSSRAIL (ELIZABETH LINE)
- LOW GROUND RENT
- UP TO £1500 RENTAL RETURN

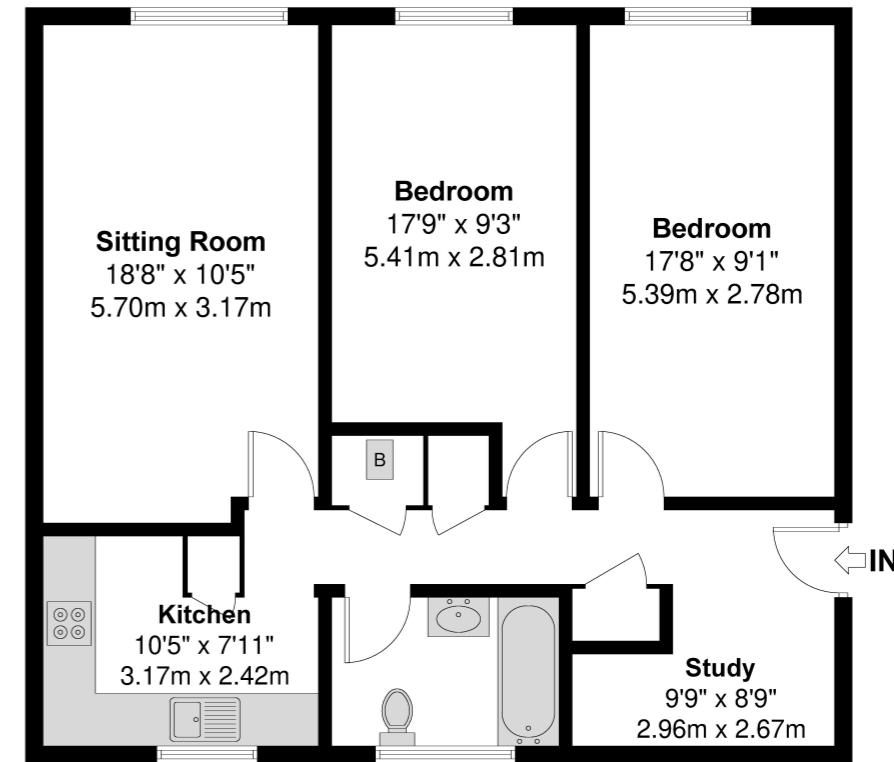
- TWO FANTASTIC SIZE 17FT DOUBLE BEDROOMS
- A STONE'S THROW FROM FOXBOROUGH PRIMARY SCHOOL
- OVER 800 SQUARE FEET
- NO CHAIN



Floor Plan

Quantock Close

Approximate Floor Area = 74.66 Square meters / 803.64 Square feet



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

Lease Information

Length of Lease - 82 years remaining
Service Charge - Between £1500-£1800 per year
Ground Rent - £10 per year

Rental Income

We propose the property could achieve approx. £1500 per month on the rental market

Transport Links

NEAREST STATIONS:

Langley - 0.9 miles
Datchet - 1.7 miles
Sunnymeads - 1.8 miles
Iver - 1.9 miles

Local Schools

PRIMARY SCHOOLS:

Foxborough Primary School
220 yards

Holy Family Catholic Primary School
380 yards

Marish Primary School
0.5 miles

Langley Hall Primary Academy
0.7 miles

The Langley Heritage Primary
0.8 miles

The Langley Academy Primary
0.8 miles

SECONDARY SCHOOLS:

Langley Grammar School
0.5 miles

The Langley Academy
0.8 miles

Langley Hall Arts Academy
1 mile

Ditton Park Academy
1.3 miles

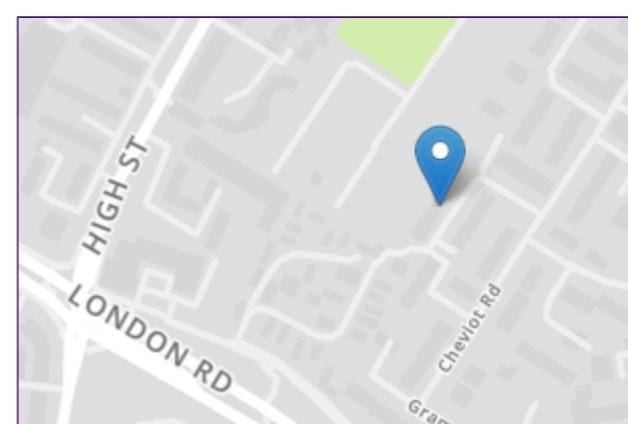
St Bernard's Catholic Grammar School
1.5 miles

Upton Court Grammar School
1.7 miles

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 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	73	77
(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			