













This rarely available two bedroom split-level maisonette in Colnbrook is offered to the market in a well maintained manner throughout and sits in a convenient location a stone's throw from Heathrow airport and local motorway networks.

The property stretches 819 square ft providing ample living space set across two floors. Rising to the first floor, accomodation features a large family/dining room complete with balcony, and a modern kitchen, fitted in 2019, equipped with a gas cooker, ample storage and whites goods including washing machine.

The second floor hosts two generously sized bedrooms with storage, including a 14ft master bedroom, and a family bathroom.

Externally the property benefits a portion of the communal green area at the rear, a garage in a block with parking in front, and additional visitor parking bays.



TWO BEDROOM MAISONETTE



GOOD CONDITION THROUGHOUT



GENEROUSLY SIZED BEDROOMS



PERFECT FOR FIRST TIME BUYERS OR INVESTORS



PARKING AND ALLOCATED GARAGE

EASY ACCESS TO HEATHROW AND LOCAL MOTORWAY NETWORKS









## Lease Information

Length of lease - 120 years remaining

Service charge - N/a

Ground rent - £850 per year including buildings insurance. To be reviewed in March 2031.

## **Transport Links**

NEAREST STATIONS:

Heathrow Terminal 5 (Rail station only) - 1.2 miles

Iver - 2 miles

Wraysbury - 2 miles

Langley - 2.3 miles

## Local Schools

PRIMARY SCHOOLS:

Pippins School

150 yards

Colnbrook Church of England Primary School

0.6 miles

Harmondsworth Primary School

1.4 miles

Foxborough Primary School

1.6 miles

The Langley Heritage Primary

1.9 miles

Holy Family Catholic Primary School 1.9 miles

SECONDARY SCHOOLS:

Langley Grammar School

2.2 miles

The Langley Academy

2.4 miles

Langley Hall Arts Academy

2.5 miles

Ditton Park Academy

2.9 miles

Churchmead Church of England (VA) School

miles

St Bernard's Catholic Grammar School

3.2 miles

Upton Court Grammar School

3.3 miles

## Council Tax

Band C

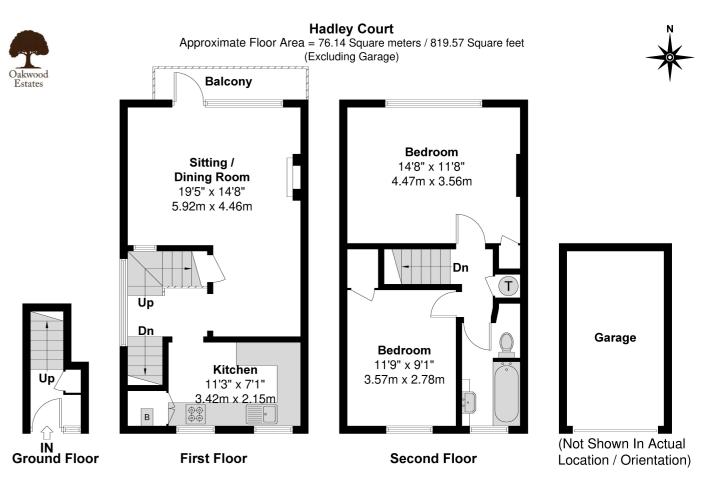


Illustration for identification purposes only, measurements are approximate, not to scale.

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 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.



