



Located in the sought after Marlborough Grove development (2018) is this beautifully presented one bedroom apartment. The property is situated on the top floor with a separate entrance providing private, comfortable living- perfect for a first time buyer. Offered to the market in great condition throughout, the property features an open-plan living area and kitchen complete with white goods including a fridge freezer and washing machine, a generous bedroom and a modern three piece bathroom. There is also ample storage and the benefit of loft space. Externally, there is allocated parking for one vehicle.

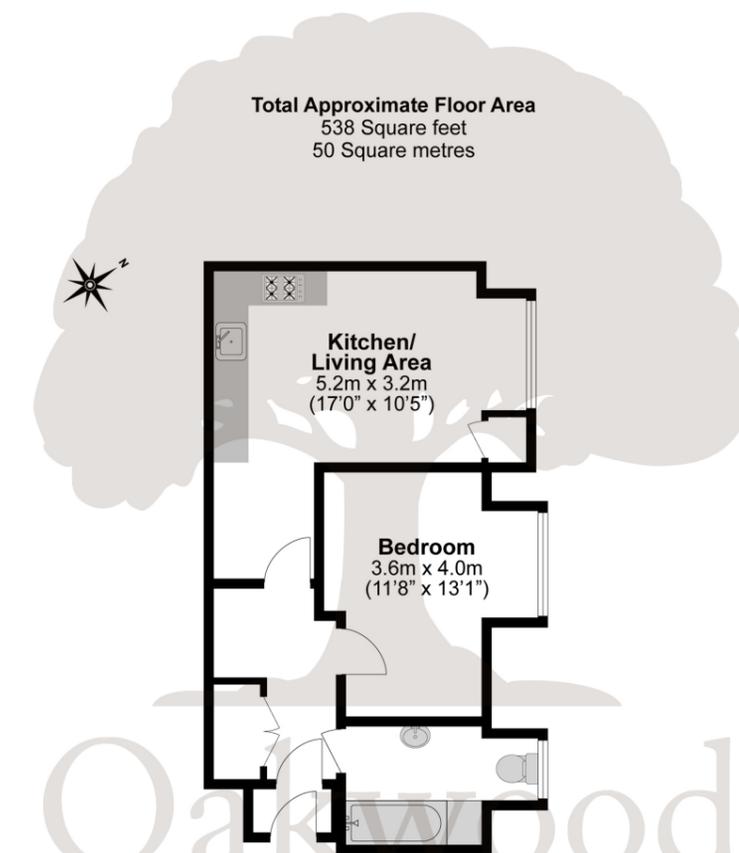


Property Information

-  MODERN ONE BEDROOM APARTMENT
-  FITTED KITCHEN COMPLETE WITH INCLUDED APPLIANCES
-  GENEROUSLY SIZED BEDROOM
-  POPULAR LOCATION WITHIN WALKING DISTANCE TO LANGLEY STATION
-  PERFECT FIRST TIME BUY
-  THREE PIECE BATHROOM SUITE
-  GATED DEVELOPMENT BUILT IN 2018
-  ONE ALLOCATED PARKING SPACE

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

Floor Plan



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

Oakwood
Estates

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.

Lease Information

Length of Lease - 119 years remaining

Transport Links

NEAREST STATIONS:

Langley - 0.3 miles

Iver - 1.7 miles

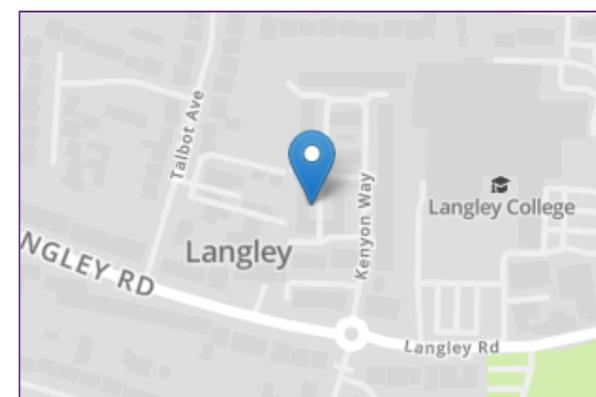
Slough - 2 miles

Rental Income

We propose an estimated rental yield of £1300 per month.

Council Tax

Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	83	83
(69-80)	C		
(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			