



Offered to the market with no onwads chain and located within close proximity to Langley Station and local schools, this two bedroom second floor apartment is presented in great condition throughout and provides a perfect opportunity for first time buyers and investors alike.

The property features two good sized bedrooms with the added advantage of an en-suite in the master, the main three piece bathroom as well as a modern kitchen complete with an integrated dishwasher and electric cooker, leading to a spacious open plan living area.

Externally, there is allocated parking for one car and plenty of visitor spaces. The building also provides lift access to all floors for easy accessibility and convenience.





Property Information

- TWO BEDROOM SECOND FLOOR APARTMENT
- GOOD CONDITION THROUGHOUT
- TWO BATHROOMS INCLUDING EN-SUITE
- CLOSE PROXIMITY TO LANGLEY STATION AND LOCAL SCHOOLS
- LIFT ACCESS TO ALL FLOORS
- NO ONWARDS CHAIN INVITING A QUICK SALE
- PERFECT OPPORTUNITY FOR FIRST TIME BUYERS
- OPEN PLAN KITCHEN/ LIVING AND DINING AREA
- 110 YEAR LEASE
- ALLOCATED AND VISITOR PARKING AVAILABLE

x2

Bedrooms

x1

Reception Rooms

x2

Bathrooms

x1

Parking Spaces

N

Garden

N

Garage

<b>Lease Information</b>	
Lease term- 110 years	0.9 miles
Service charge- £2000 per year	Marish Primary School
Ground rent- £365 per year	0.9 miles
<b>Transport Links</b>	
NEAREST STATIONS:	SECONDARY SCHOOLS:
Langley - 0.9 miles	The Langley Academy
Slough - 1.3 miles	0.5 miles
Datchet - 2 miles	St Bernard's Catholic Grammar School
<b>Local Schools</b>	0.5 miles
PRIMARY SCHOOLS:	Langley Hall Arts Academy
Ryvers School	0.6 miles
710 yards	Upton Court Grammar School
The Langley Academy Primary	0.8 miles
0.5 miles	Langley Grammar School
Castlevew Primary School	0.8 miles
0.8 miles	<b>Council Tax</b>
Langley Hall Primary Academy	Band C

Floor Plan

**Chadwick Road**  
Approximate Floor Area = 64.45 Square meters / 693.73 Square feet

**Balcony**  
11'9" x 3'6"  
3.57m x 1.07m

**Kitchen / Dining / Sitting Room**  
20'9" x 14'2"  
6.32m x 4.33m

**Bedroom**  
10'7" x 9'2"  
3.22m x 2.79m

**Bedroom**  
14'10" x 8'10"  
4.52m x 2.69m

**IN**  
**Second Floor**

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.

