

Positioned close to Foxborough Primary School as well as multiple local shops and amenities is this spacious second floor apartment.

The entrance hallway leads to two large double bedrooms, with the addition of a large storage room offering potential to be utilised as office space, 14ft lounge with balcony, and a family bathroom.

A spacious kitchen to the back of the property benefits from gas cooker and ample storage.

Externally there is access to a large communal green and to the front there is on-street parking available adjacent to the block.

The property benefits from very low maintenance charges and is offered to the market in a good condition throughout.





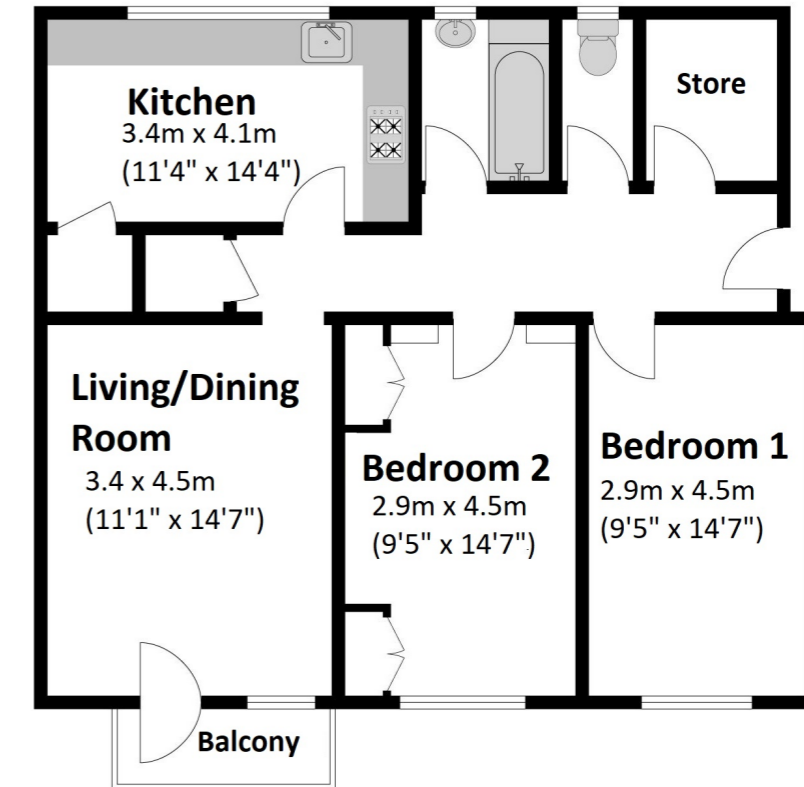
## Property Information

-  SECOND FLOOR APARTMENT
-  14FT LOUNGE WITH BALCONY
-  BONUS STORAGE ROOM
-  AMPLE ON-STREET PARKING AVAILABLE
-  TWO DOUBLE BEDROOMS
-  SPACIOUS KITCHEN
-  FAMILY BATHROOM

					
<b>x2</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>N</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

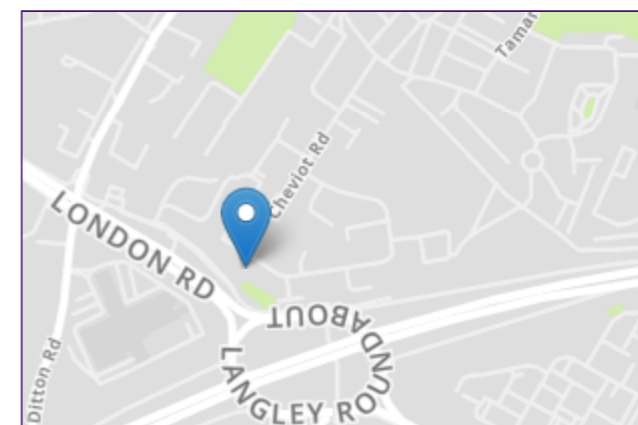


**Total Approximate Floor Area**  
818 Square feet  
76 Square metres



**Illustrations are 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	75
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

### Lease Information

Length of Lease - The lease is held on a term of 99 years from 2009, meaning 85 years are remaining.  
Service Charge - £125 per month  
Ground Rent - £10 per year

0.8 miles away

### Transport Links

#### NEAREST STATIONS

Langley - 1.1 miles  
Datchet - 1.7 miles  
Sunnymeads - 1.7 miles  
Slough - 3 miles

The Langley Academy Primary  
0.9 miles away

#### SECONDARY SCHOOLS

Langley Grammar School  
0.6 miles away

The Langley Academy  
0.9 miles away

### Local Schools

#### PRIMARY SCHOOLS

Foxborough Primary School  
0.2 miles away

Langley Hall Arts Academy  
0.9 miles away

Ditton Park Academy  
1.3 miles away

Holy Family Catholic Primary School  
0.3 miles away

Upton Court Grammar School  
1.6 miles away

Marish Primary School  
0.6 miles away

**Council Tax**  
Band B

Langley Hall Primary Academy