

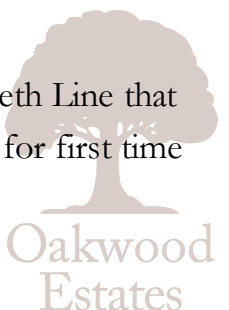


Presented to the market with no onward chain, this one bedroom first floor apartment situated in a private gated development offers exceptional space, light and modern design stretching an impressive 590 square ft, part of a premium 2021 collection of new apartments.

The property consists of a spacious reception room boasting ample space for living and dining furniture, an open-plan kitchen equipped with integrated fridge freezer, dishwasher, washing machine and a gas cooker, a 15ft bedroom benefiting fitted wardrobes, and a very spacious three-piece bathroom.



The property also offers one allocated parking space as well as ample visitor spaces including some electric vehicle parking bays, and a secure entry system. Residents can also enjoy access to a peaceful courtyard garden that benefits from bike storage.

The property is situated a 15-minute walk from Langley station servicing the Elizabeth Line that offers direct transport into Reading and London, and poses the perfect opportunity for first time buyers or investors to purchase a stylish and modern property.



Property Information

-  ONE BEDROOM FIRST FLOOR APARTMENT
-  EXCELLENT CONDITION THROUGHOUT
-  GENEROUSLY SIZED BEDROOM WITH FITTED WARDROBES
-  THREE PIECE BATHROOM SUITE
-  COMMUNAL COURTYARD
-  2021 DEVELOPMENT
-  VERY LONG LEASE OF 994 YEARS
-  OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
-  ALLOCATED PARKING AND AMPLE VISITOR BAYS
-  NO ONWARD CHAIN

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

Lease Information

Lease term - 994 years remaining
Service charge - £1832 per year including buildings insurance
There are no ground rent charges

Transport Links

NEAREST STATIONS:

Langley - 0.7 miles
Iver - 1.3 miles
Datchet - 2.3 miles

Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary
500 yards

Foxborough Primary School
770 yards

Marish Primary School
0.5 miles

Langley Hall Primary Academy

0.5 miles

Holy Family Catholic Primary School
0.7 miles

SECONDARY SCHOOLS:

Langley Grammar School
0.8 miles

The Langley Academy
0.9 miles

Langley Hall Arts Academy
0.9 miles

Ditton Park Academy
1.6 miles

St Bernard's Catholic Grammar School
1.8 miles

Council Tax
Band C

Floor Plan

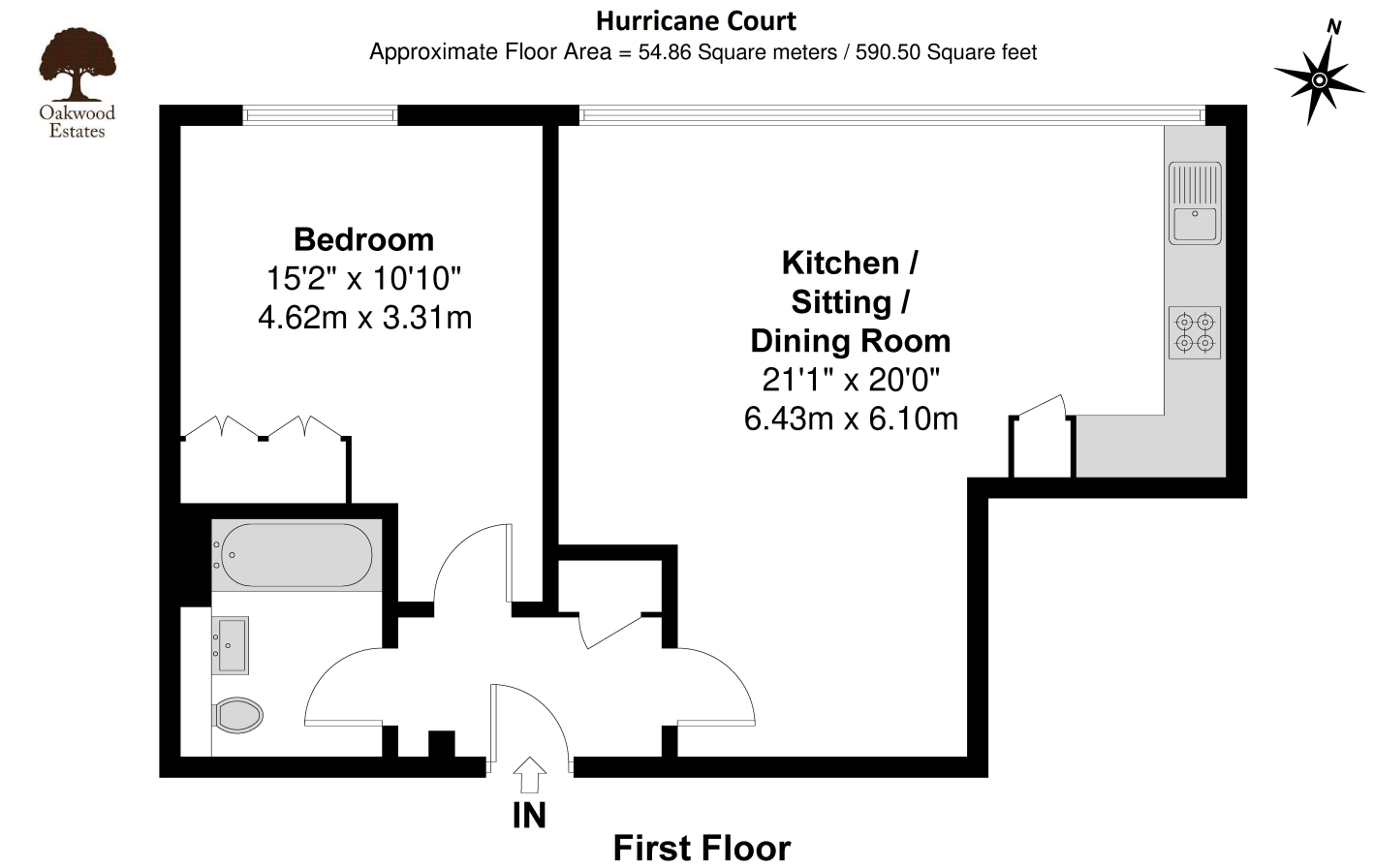


Illustration for identification purposes only,
measurements are approximate, not to scale.

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.

