



HILTON KING & LOCKE

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12 The Old Orchard, Iver Village, Buckinghamshire. SL0 0AG.

£330,000 Leasehold

SITUATED IN AN EXCLUSIVE GATED DEVELOPMENT

WALKING DISTANCE TO SHOPS AND AMENITIES

TRAIN STATION & CROSSRAIL JUST 1.5 MILES AWAY

TOP FLOOR - TWO BEDROOM, TWO BATHROOM APARTMENT

A beautifully presented two double bedroom top floor apartment situated in this highly desirable gated development in the heart of Iver Village.

Located a short stroll to the local amenities, including the Co-op and Costa Coffee, the property is also a brief drive away from Iver Station, which is now connected to Crossrail.

The accommodation includes an entrance hall with built-in storage, a 17'4 x 12'2 bright and airy living room that offers space for dining, and a modern fitted kitchen with integrated appliances and granite work surfaces.

This lovely apartment also has two double



bedrooms measuring 16'4 x 9'1 and 13' x 11'2, with the master having built in wardrobes, and ensuite shower room. There is also a spacious family bathroom.

There is an allocated parking space and stunning communal gardens, which are accessed via secure gates and also an entry phone system. There is a lease of 106 years.

THE AREA

The Old Orchard is situated just off Bangor's Road South and within walking distance to Iver Village centre and an array of local amenities. Iver Station is also situated less than 1.5 miles away.

The larger centres of Uxbridge and Gerrards Cross provide a wider range of shopping facilities. Central London, Heathrow and Gatwick Airports are all easily accessible by road via the M40 (J1A), A40 and M25 (J16).




Important Notice

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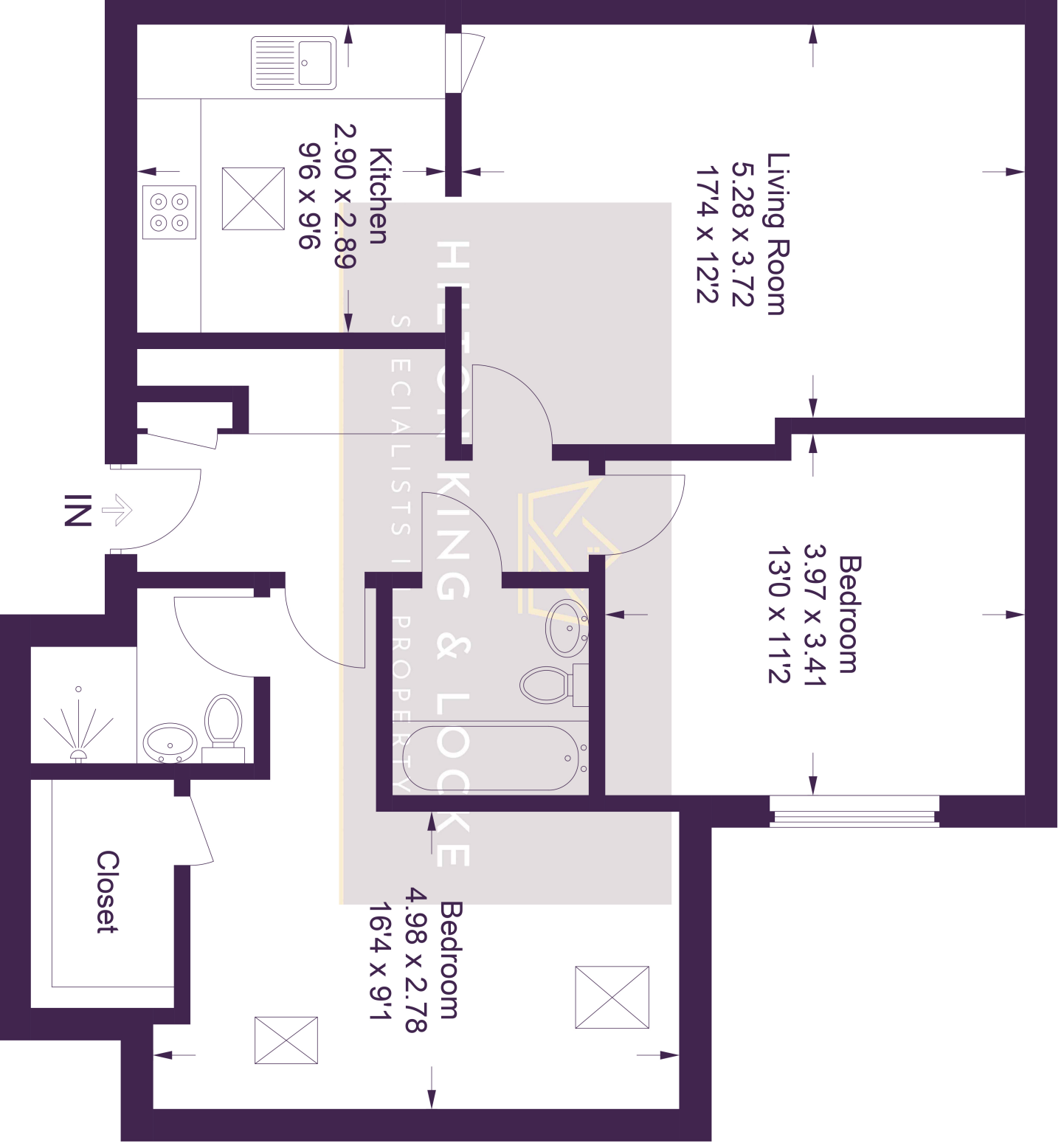


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12 The Old Orchard

Approximate Gross Internal Area = 79.0 sq m / 850 sq ft



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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