



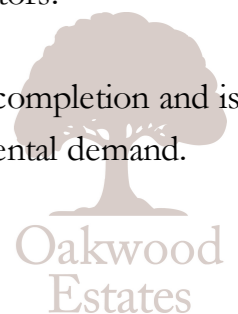
This two bedroom split-level maisonette is situated within a popular development within walking distance from Langley High Street and train station (now servicing Crossrail Elizabeth Line) and is offered to the market in good condition.

The first floor layout features a 19ft living room with bay window, fitted kitchen, and 8ft bedroom with integrated wardrobes. Rising to the top floor the four-piece family bathroom comprises both bath and separate shower cubicle, and the master bedroom stretches a fantastic 16ft with ample space for a king size bed and furniture, and a Velux skylight window.






The top floor also benefits loft access and eaves storage stretching the width of the property.






Externally there is a front garden and ample parking for residents and visitors.

This maisonette is to be offered to the market with a brand new extended lease upon completion and is an excellent first time purchase or investment buy due to its superb location and rental demand.



Property Information

-  TWO BEDROOM SPLIT-LEVEL MAISONETTE
-  WALKING DISTANCE TO LANGLEY STATION AND MULTIPLE SCHOOLS
-  EAVES STORAGE AND DIRECT LOFT ACCESS
-  16FT MASTER BEDROOM
-  LOW MAINTENANCE CHARGES

-  POPULAR DEVELOPMENT
-  FOUR-PIECE FAMILY BATHROOM WITH SHOWER CUBICLE
-  19FT LIVING ROOM/DINER
-  NEW LEASE UPON COMPLETION
-  RESIDENTS PARKING

					
x2	x1	x1	x2	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

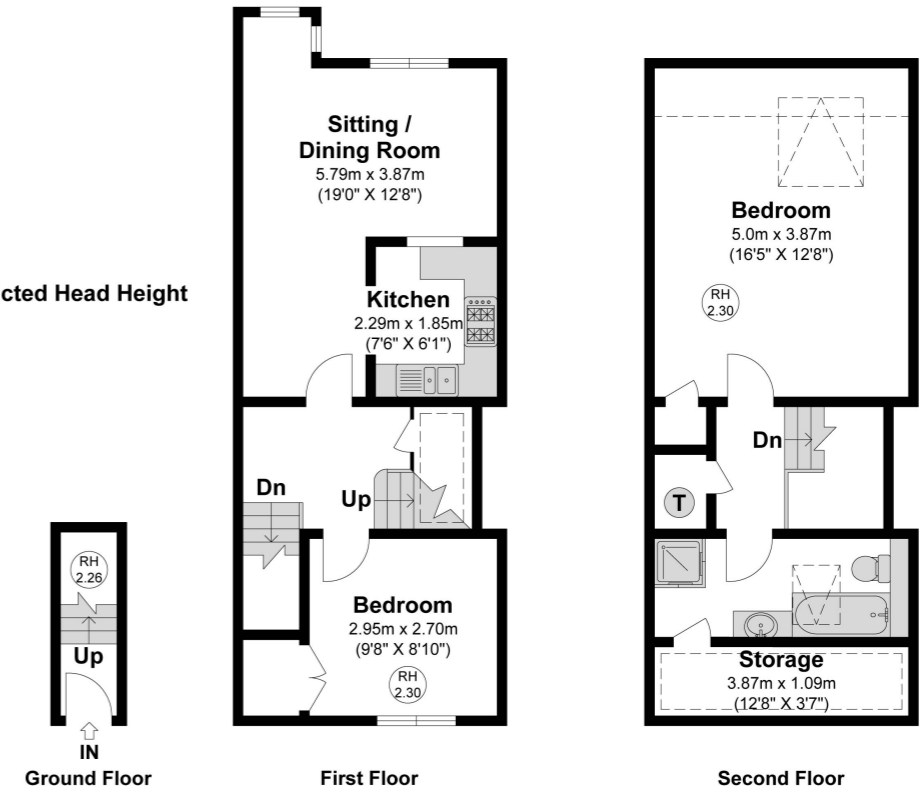
Floor Plan



Maplin Park
Approximate Floor Area
839.26 Square feet 77.97 Square metres



 Restricted Head Height



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.

Transport Links

NEAREST STATIONS:

- Langley Station (0.4 miles)
- Iver Station (1.2 miles)
- Slough Station (2.5 miles)

Local Schools

PRIMARY SCHOOLS

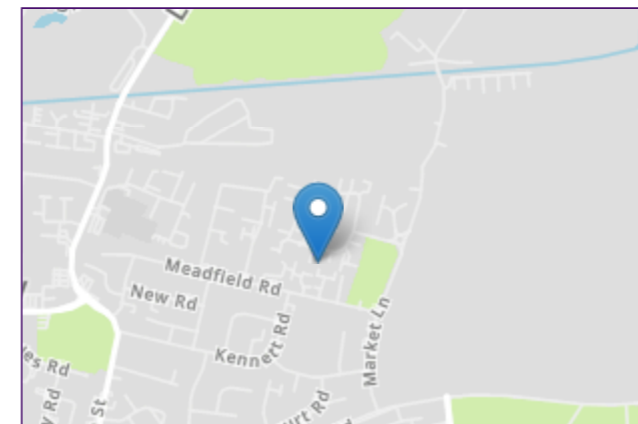
- The Langley Heritage Primary
0.2 miles away
- Langley Hall Primary Academy
0.5 miles away
- Marish Primary School
0.6 miles away
- The Langley Academy Primary
0.9 miles away

SECONDARY SCHOOLS:

- The Langley Academy
0.9 miles away
- Langley Grammar School
1 mile away
- St Bernard's Catholic Grammar School
1.7 miles away
- Upton Court Grammar School
1.9 miles away

Council Tax

Band D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	79
(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	