



Conveniently located within easy access to Heathrow Airport and M4/M25 networks, this one bedroom first floor apartment is presented to the market in good condition throughout and makes a great starter home.

The property comprises a spacious 17ft reception/dining room, an open plan kitchen, sufficient double bedroom and a three piece bathroom benefitting from a bath and shower attachment.

Externally, the property offers allocated parking for one vehicle. The property also has a very long lease of 961 years and low service charge, perfect for first time buyers or as investment.



Property Information

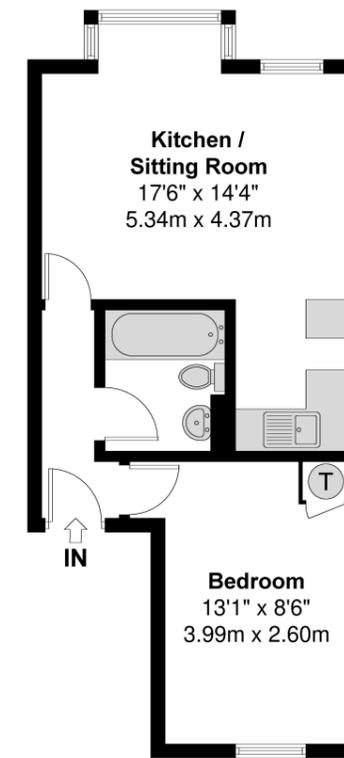
-  FIRST FLOOR APARTMENT
-  GOOD CONDITION THROUGHOUT
-  SPACIOUS LIVING AND DINING ROOM
-  VERY LONG LEASE OF 961 YEARS
-  ONE DOUBLE BEDROOM
-  EASY ACCESS TO HEATHROW AND M2/M25 NETWORKS
-  THREE PIECE BATHROOM SUITE
-  ONE ALLOCATED PARKING SPACE

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

Floor Plan



Ibotson Court
Approximate Floor Area = 36.95 Square meters / 397.72 Square feet



First 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.

Lease Information

Lease years - 961 years remaining
Service charge- £80 per month
Ground rent- Included in service charge

Transport Links

NEAREST STATIONS:

Heathrow Terminal 5 (Rail Station Only) - 1.2 miles
Wraysbury - 1.9 miles
Sunnymeads - 2 miles
Iver - 2.1 miles

Local Schools

PRIMARY SCHOOLS:

Pippins School
440 yards

Colnbrook Church of England Primary School
0.5 miles

Harmondsworth Primary School
1.6 miles

Foxborough Primary School
1.6 miles

Holy Family Catholic Primary School
1.9 miles

SECONDARY SCHOOLS:

Langley Grammar School
2.2 miles

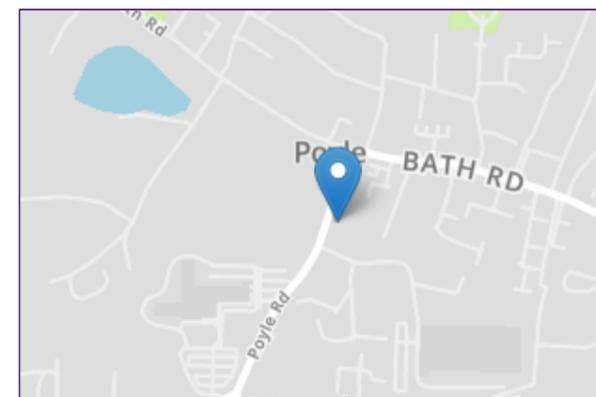
The Langley Academy
2.4 miles

Langley Hall Arts Academy
2.6 miles

Ditton Park Academy
2.8 miles

Churchmead Church of England (VA) School
2.9 miles

Council Tax
Band C



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | |
| (81-91) | B | | |
| (69-80) | C | | 79 |
| (55-68) | D | 61 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | EU Directive 2002/91/EC | |