





Situated a short walk from Langley station, soon to service Crossrail, is this delightful and contemporary one bedroom first floor apartment. Upon entrance the hallway benefits from two large storage cupboards and leads directly into the main reception room. The living room/diner stretches over 16ft and features new modern flooring and spotlights, space for dining furniture and a Juliet balcony. There is a separate kitchen with space for appliances, fantastic size 12ft double bedroom and a recently renovated family bathroom featuring a three-piece suite with shower, heated towel rail and tiled floor. Externally there is ample residents and visitor parking. The property is offered to the market in immaculate condition offering spacious accommodation for any investor or first time buyer.



## Property Information

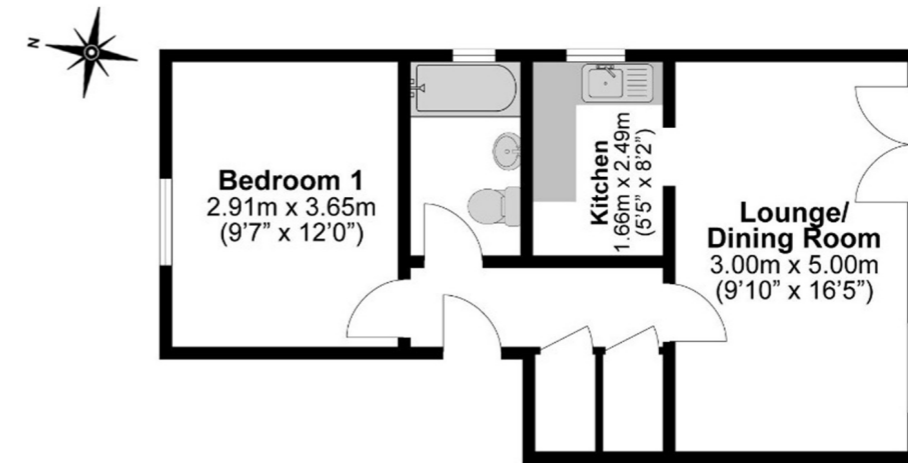
-  MODERN FIRST FLOOR ONE BED APARTMENT
-  16FT LIVING ROOM/DINER
-  JULIET BALCONY
-  EXCELLENT CONDITION
-  SHORT WALK TO LANGLEY STATION

-  LARGE 12FT BEDROOM
-  NEW FLOORING AND SPOTLIGHTS
-  CONTEMPORARY BATHROOM
-  RESIDENTS PARKING
-  120 YEAR LEASE

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

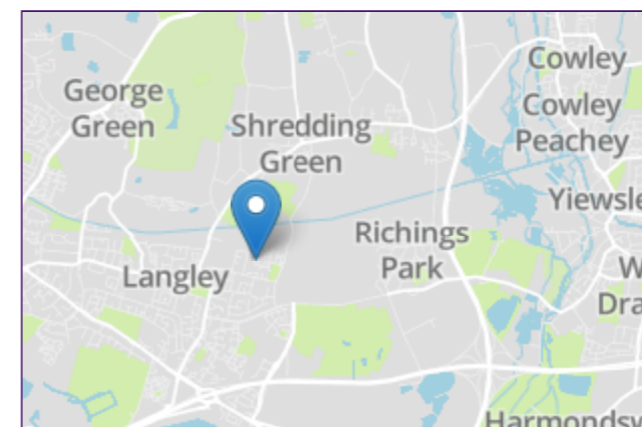


**Total Approximate Floor Area**  
443 Square feet  
41 Square metres



**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+)	A		
(81-91)	B	80	82
(69-80)	C		
(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	

### External

Just outside the property is a quiet car park with ample spaces available for residents and visitors.

### Lease Information

Term - 118 years remaining  
Service Charge - £1727 per year  
Ground Rent - £250 per year

### Rental Return

We propose an estimated £895 is achievable per calendar month

### Council Tax

Band B - £1,392

### 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