



Sitting in a prime location and offering a fantastic opportunity as a starter home or investment, this two bedroom split-level maisonette, a stones throw from Langley station as well as many of Langley's popular nearby schools including Langley Academy and Langley Grammar School.

The property is presented to the market in great condition throughout. Boasting a spacious 14ft living room benefiting from a balcony that brings lots of daylight into the reception area, and space for dining furniture. There is a modern grey and white kitchen offering integrated appliances including a dishwasher and electric cooker and, a three piece family bathroom.

Two spacious double bedrooms are situated on the second floor, the master stretching 13ft across the width of the property.

Externally, there is a front garden, residents parking and ample visitor parking available in the adjacent car park.

The property also benefits from a brand new lease of 998 years.



Property Information

-  SPLIT LEVEL MAISONETTE
-  FANTASTIC STARTER HOME
-  BRAND NEW LEASE
-  THREE PIECE FAMILY BATHROOM
-  RESIDENT AND VISITOR PARKING
-  GREAT CONDITION THROUGHOUT
-  TWO DOUBLE BEDROOMS
-  MODERN KITCHEN WITH INTEGRATED APPLIANCES
-  SPACIOUS RECEPTION ROOM WITH ADDED BENEFIT OF BALCONY
-  POPULAR LOCATION

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

Lease Information

Length of lease- 998 remaining

The property is owned under a Share of Freehold and therefore there are £0 service charge or ground rent payments payable.

Transport Links

NEAREST STATIONS:

Langley - 0.4 miles

Iver - 1.2 miles

Slough - 2.4 miles

Datchet) - 2.5 miles

Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary
410 yards

Langley Hall Primary Academy
770 yards

Marish Primary School
0.6 miles

The Langley Academy Primary
0.9 miles

Foxborough Primary School
0.9 miles

SECONDARY SCHOOLS:

Langley Hall Arts Academy
0.6 miles

The Langley Academy
0.8 miles

Langley Grammar School
0.9 miles

St Bernard's Catholic Grammar School
1.6 miles

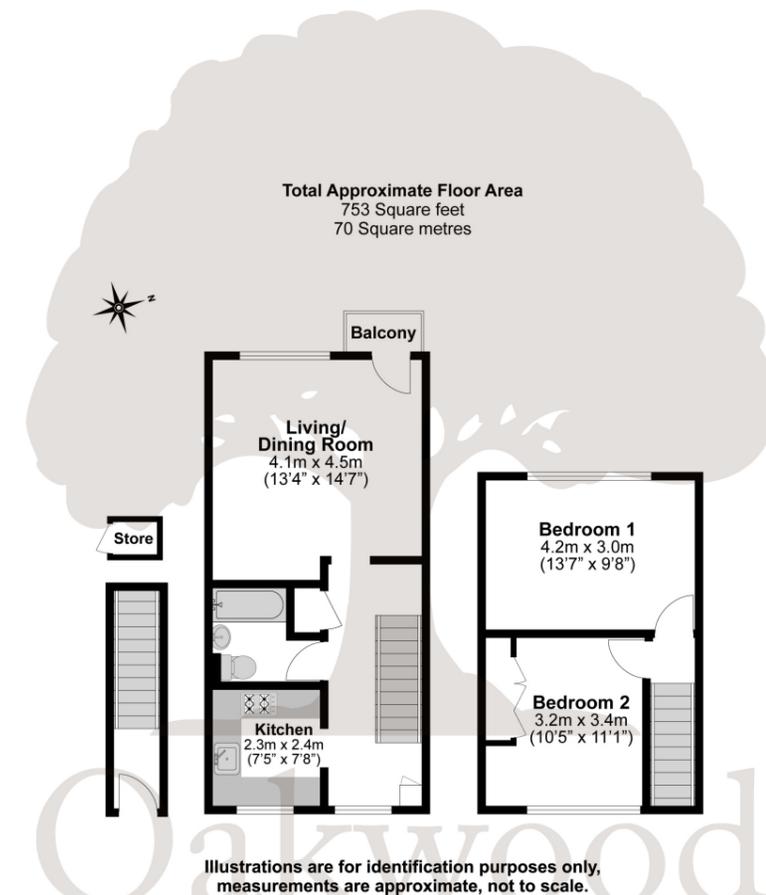
Ditton Park Academy
1.7 miles

Upton Court Grammar School
1.9 miles

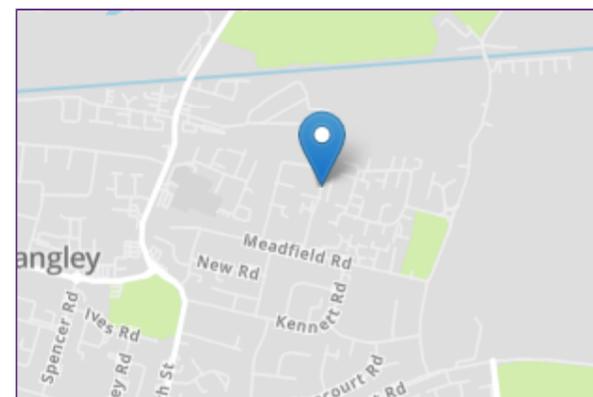
Council Tax

Band B

Floor Plan



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		
(69-80)	C	71	75
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
<small>EU Directive 2002/91/EC</small>			