



Oakwood
Estates

Oakwood Estates are pleased to present to the market this ideal investment property offering a 1/2 bed ground floor flat and a first floor 3 bed split level apartment. Situated in the centre of Iver village the property is walking distance to all local amenities including the co-op, pharmacy and Iver Station (Crossrail). The property is offered to the market chain free. The Ground floor apartment is 440sq ft in size and can be altered to offer front and rear access. The spacious first floor apartment is set over two floors and an impressive 776sq ft.

Property Information

-  IDEAL INVESTMENT
-  NO CHAIN
-  THREE BED FIRST FLOOR APARTMENT
-  CLOSE TO LOCAL
-  5 MINUTES FROM LOCAL MOTORWAYS
-  IVER VILLAGE LOCATION
-  ONE/TWO BED GROUND FLOOR FLAT
-  FREEHOLD
-  JUST OVER 1 MILE TO IVER STATION
-  CLOSE TO COUNTRY PARKS

					
x4	x2	x2		N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Council Tax Band

Ground Floor Flat - Band C
 First floor apartment - Band D

Rental Income

Ground Floor Flat - £950pcm
 First Floor Flat - £1350

Tenure

Freehold

Estimated Stamp Duty

First Time Buyer - £17,500
 Buying next home - £17,500
 Buying an additional property - £34,000

Broadband Connectivity

Ultrafast

Mobile Coverage

4G voice and data

Location

Iver Village is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance to various local amenities and less than a mile from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Village has an excellent choice of state and independent schools.

The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centers of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.

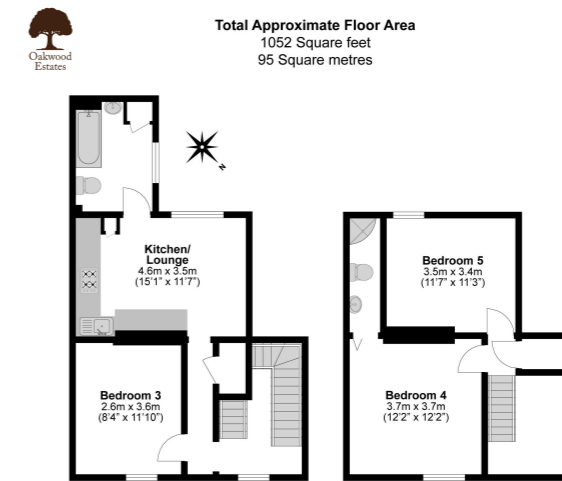
Transport Link

Iver Rail Station (Crossrail) - 1.33 mi
 Uxbridge Underground Station - 1.56 mi
 Heathrow Airport - 3.76 mi
 M40 - 4.3 mi
 M25 - 5.4 mi
 M4 - 4.1 mi

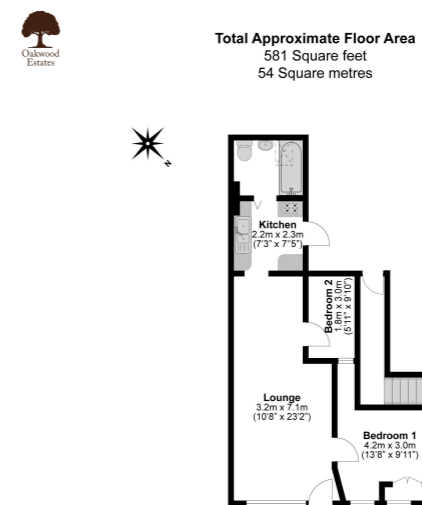
Schools

The Iver Village Junior School - 0.91 mi
 Iver Heath Junior School - 1.39 mi
 The Chalfonts Community College - 6.61 mi
 Burnham Grammar School - 6.89 mi
 Beaconsfield High School - 8.23 mi

Floor Plan

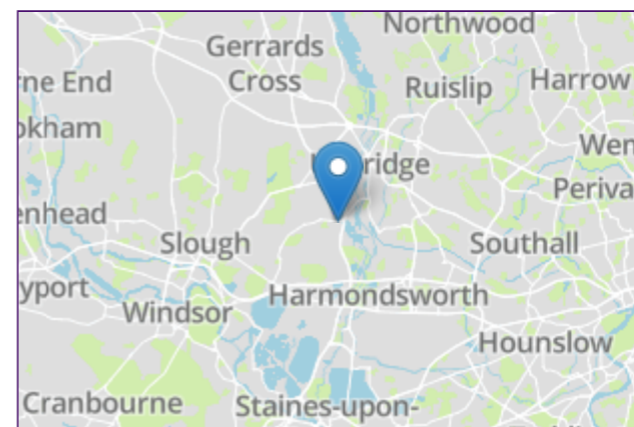


Illustrations are for identification purposes only, measurements are approximate, not to scale.



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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			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		73	80
		EU Directive 2002/91/EC	