

Situated in a sought-after development just off the Langley Road is this two double bedroom luxury apartment, offered to the market with a long lease. The property features an impressive 26ft open-plan kitchen/living room with Juliet balcony and a modern family bathroom. The master bedroom stretches over 15ft and benefits from fitted wardrobes. The apartment is immaculately presented throughout, features ample large storage cupboards and has the option to purchase on a shared ownership basis (40%). Externally there are two gated allocated parking spaces. The property would be ideally suited to a first time buyer or as an investment due to its fantastic size and ideal location, just half a mile from Langley station.



Oakwood
Estates

Property Information

Floor Plan

- SECOND FLOOR APARTMENT
- 26FT LIVING ROOM/KITCHEN
- 2 GATED PARKING SPACES
- SHARED OWNERSHIP AVAILABLE (40%)
- IDEAL FOR FIRST TIME PURCHASE

- TWO DOUBLE BEDROOMS
- MODERN FAMILY BATHROOM
- HALF A MILE TO LANGLEY STATION
- LONG LEASE



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

Lease Information

Lease term - 119 years remaining

Rent to Paradigm (40% share) - £775.42 per month

(Inclusive of service charge which is £129.32 monthly)

Ground Rent - £150.00 per annum

Transport Links

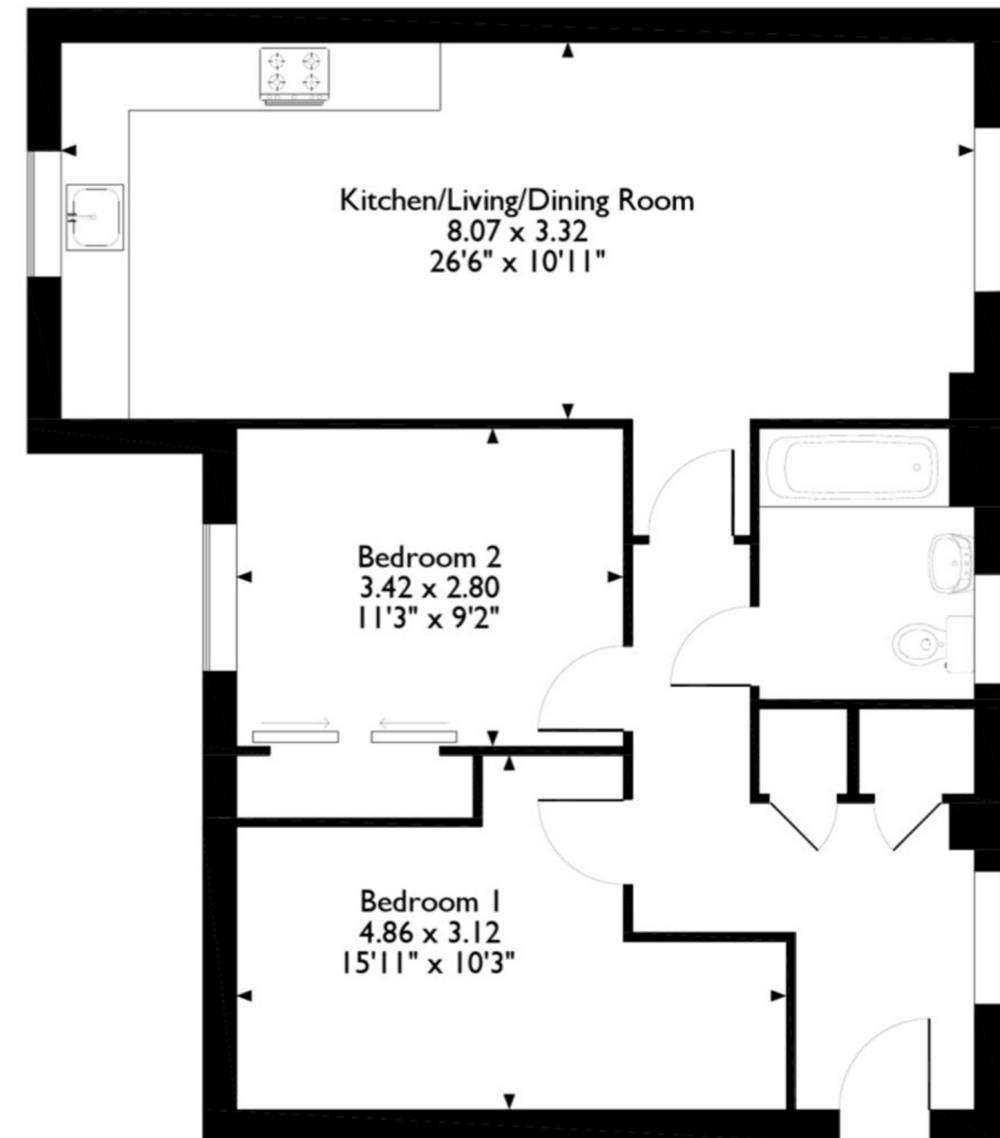
NEAREST STATIONS

Langley - 0.3 miles

Iver - 1.7 miles

Slough - 2 miles

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	85	85
(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			