

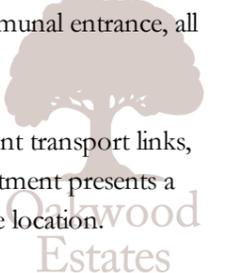
Oakwood Estates are delighted to present this exceptionally finished top-floor apartment within the highly desirable Meadow Court development, offering contemporary living in the tranquil setting of Iver Heath. This brand-new home has been completed to a high specification throughout and is perfectly suited to first-time buyers, professionals, or investors seeking a stylish, low-maintenance property.

The apartment boasts a bright and spacious open-plan living and dining area, enhanced by large windows that allow an abundance of natural light to flow through the space, creating a welcoming and airy atmosphere. The modern fitted kitchen features quality integrated appliances, sleek cabinetry, and generous storage, making it ideal for both everyday use and entertaining guests.

The well-proportioned bedrooms provide calm and comfortable retreats, with the principal bedroom benefiting from a contemporary en-suite bathroom. A stylish family bathroom serves the rest of the apartment and is finished with elegant tiling and premium fixtures, reflecting the high standard found throughout the property.

Positioned on the top floor, the apartment enjoys a particularly quiet and private setting, further enhancing its appeal. Additional benefits include energy-efficient construction, modern insulation, and a well-maintained communal entrance, all contributing to comfortable and cost-effective living.

Ideally located, Meadow Court is within easy reach of local amenities, attractive green spaces, and excellent transport links, offering convenient access to nearby towns and key commuter routes. This impressive new-build apartment presents a fantastic opportunity to acquire a modern, high-quality home in a sought-after Buckinghamshire location.



Property Information

-  LEASEHOLD 997 YEARS REMAINING
-  EPC - B
-  GATED DEVELOPMENT
-  UNDER GROUND PARKING
-  UNDERFLOOR HEATING THROUGHOUT
-  COUNCIL TAX BAND - C
-  TOP FLOOR
-  NEW BUILD APARTMENTS
-  2 DOUBLE BEDROOMS
-  MASTER ENSUITE

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

Tenure

Leasehold - 997 Years Remaining

Council Tax

Band - C £2,134 p/yr

Service Charge

£1606 per annum

Area

Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away.

In terms of education, Iver Village boasts an array of state and independent schools. It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

Transport

Iver Rail Station is located within easy reach, with Langley (Berks) Rail Station also nearby. Uxbridge Underground Station is just a short drive away, offering excellent transport connections. Heathrow Terminal is conveniently accessible, making travel further afield hassle-free. Denham Rail Station is also within a comfortable distance, rounding out a variety of transport options in the area.

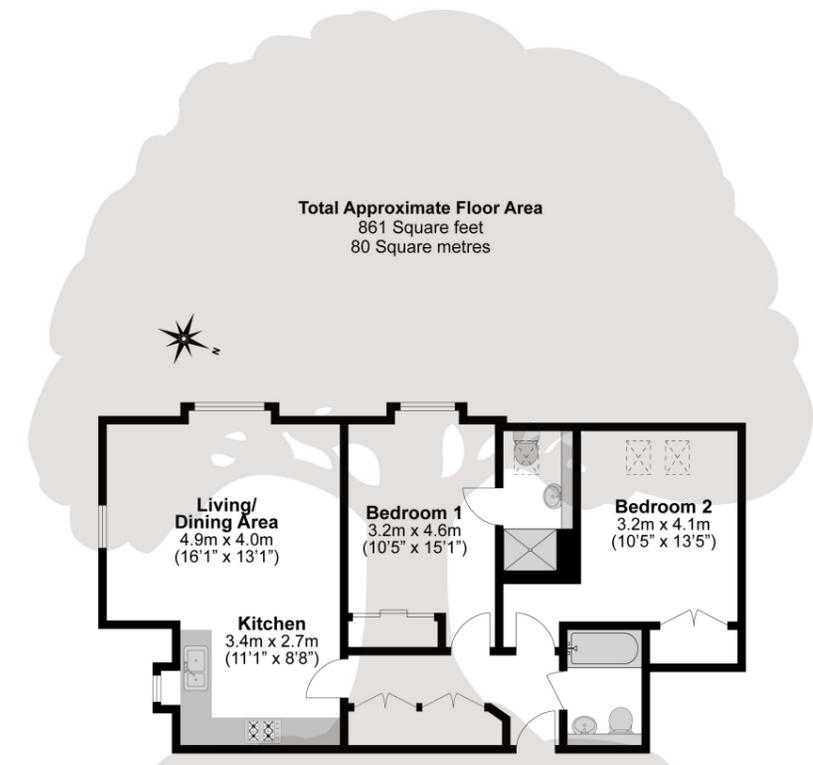
Education

The educational landscape in the vicinity includes institutions like Iver Infant School and Nursery, which naturally feed into Iver Junior School. Further along the academic journey, students have access to The Chalfonts Community College, Burnham Grammar School, Beaconsfield High School, John Hampden Grammar School, and a host of other schools providing diverse educational pathways for learners.

Council Tax

Band D

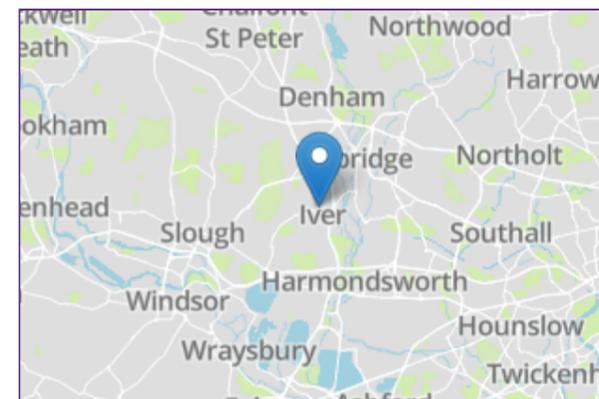
Floor Plan



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

Oakwood Estates

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	83	83
(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			