

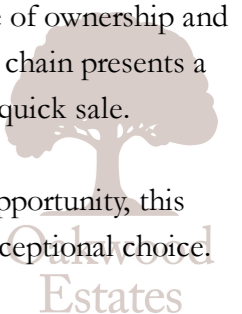
Oakwood Estates are delighted to present this meticulously presented first-floor apartment featuring two double bedrooms, strategically positioned in the highly coveted village of Richings Park. Nestled in the heart of the community, this residence offers not only proximity to local amenities and shops but also the added advantage of being just moments away from Iver Station, a key hub for the future Crossrail.

The interior of the property is thoughtfully designed, comprising two generously proportioned double bedrooms, a captivating 17ft bay-fronted lounge/diner, a bright and airy 10ft kitchen, and a well-appointed three-piece family bathroom. Each element contributes to a comfortable and aesthetically pleasing living space.






Outside, residents can relish the beauty of well-maintained communal gardens at the rear, providing a serene escape. On Bathurst Walk, the front of the property offers on-street parking, enhancing the convenience for residents and visitors alike.






The property not only boasts an inviting interior but also a share of the freehold, instilling a sense of ownership and long-term stability. Furthermore, the offering of this residence to the market without an onward chain presents a unique opportunity for a swift and hassle-free transaction, catering to those looking for a quick sale.

Whether you are a first-time buyer seeking a stylish abode or an investor eyeing a promising opportunity, this property, with its blend of elegance and strategic location in Richings Park, promises to be an exceptional choice.



## Property Information

-  SHARE OF FREEHOLD - 986 YEARS REMAINING
-  NO ONWARD CHAIN
-  RECENTLY REFURBISHED
-  17FT BAY FRONTED LOUNGE/DINER
-  WELL MAINTAINED COMMUNAL GARDENS

-  COUNCIL TAX BAND - C(£1,934 P/YR)
-  TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT
-  MOMENTS AWAY FROM IVER STATION (FUTURE CROSSRAIL)
-  THREE PIECE FAMILY BATHROOM
-  GOOD ACCESS TO HEATHROW AND MOTORWAYS

					
x2	x1	x1	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

### Front Of House

Communal grounds, which are mainly laid to lawn with flower borders.

### Parking

On street parking is available on Bathurst Walk

### Lease Information

We have been advised by the owners that the property owns a share of the freehold with a peppercorn ground rent and a monthly service charge of £105. 986 years remaining

Leasehold information is given as a guide only. We advise that all purchases confirm this information with their solicitor or licensed conveyancer prior to committing to purchase.

### Council Tax

Band C(£1,934 p/yr)

### Internet Speed

Ultrafast

### Mobile Coverage

5G Voice and Data

### Transport Links

Nearest Stations:

Iver (0.1 miles)  
Langley (1.5 miles)  
West Drayton (1.6 miles)

### Schools

Iver Village Infant School  
The Iver Village Junior School  
Burnham Grammar School  
The Chalfonts Community College  
Beaconsfield High School

With the potential for the following schools - Langley Grammar, Slough Grammar, St Bernard's Catholic Grammar School and Herschel Grammar School, plus many more.

### Area

Richings Park is a suburban area located in Buckinghamshire, England, near the town of Iver. It is known for its picturesque surroundings and proximity to the Colne Valley Regional Park, which offers beautiful green spaces and outdoor recreational activities. Richings Park is primarily a residential area, characterized by a mix of detached houses, semi-detached houses, and apartment complexes. The community enjoys a tranquil atmosphere and a strong sense of community spirit. One notable feature of Richings Park is its railway station, which provides convenient access to London Paddington and other destinations. This makes it an attractive place to live for commuters who work in the city but prefer a quieter suburban lifestyle. The area is also home to a few local amenities, including shops, restaurants, and a primary school. For more extensive shopping and leisure facilities, residents can easily access nearby towns such as Iver, Slough, and Uxbridge. Overall, Richings Park offers a balance between countryside living and easy access to urban amenities, making it an appealing place to reside for those seeking a peaceful suburban environment within commuting distance of London and Heathrow Airport.

## Floor Plan

Total Approx. Floor Area  
527 square ft.  
49 square meters.

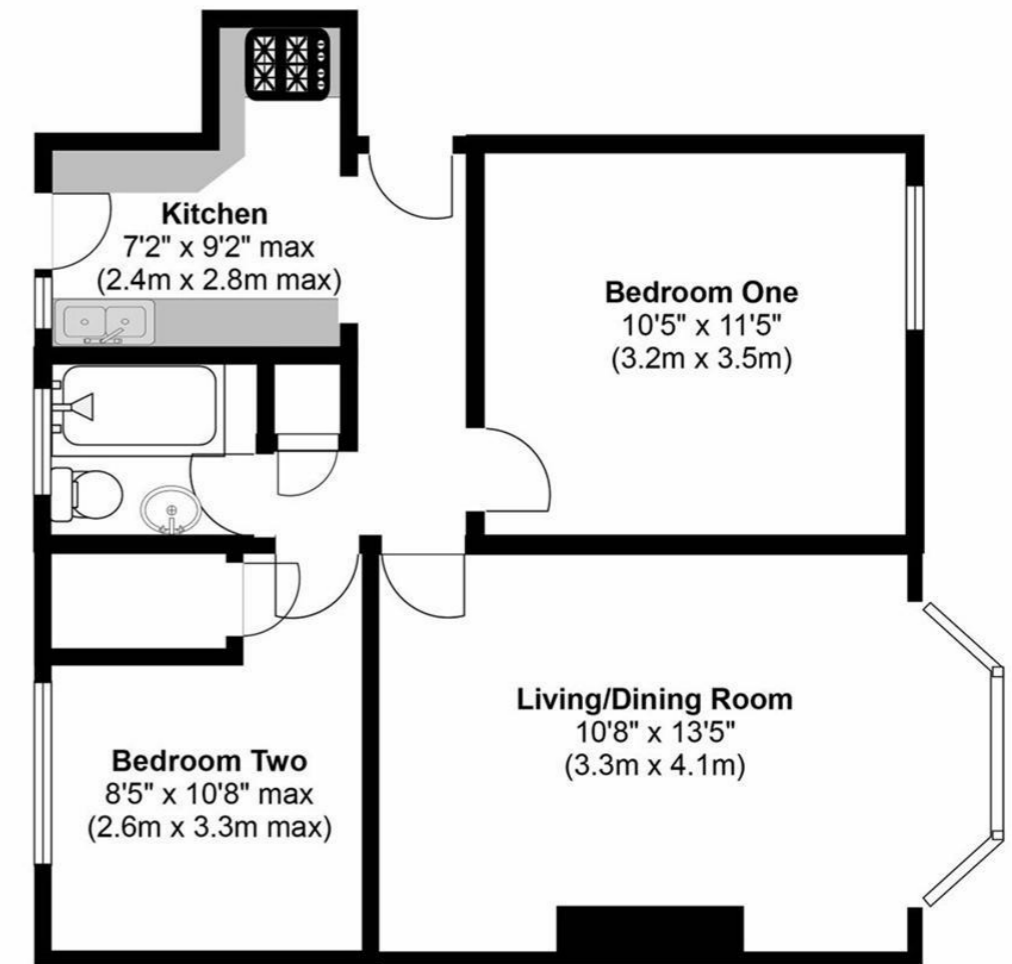
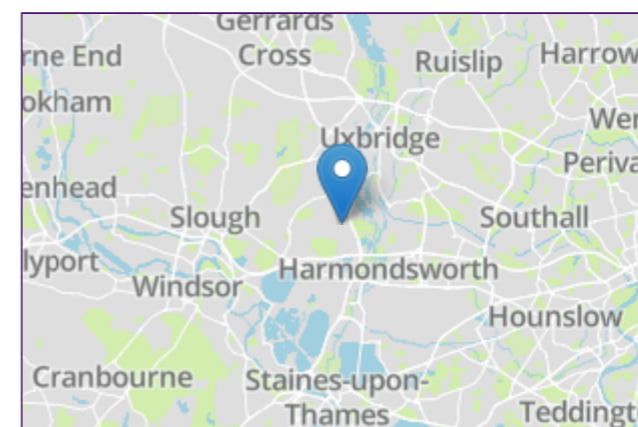


Illustration for identification purposes only, measurements are approximate, not to scale.

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		
(69-80)	C		
(55-68)	D	58	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	