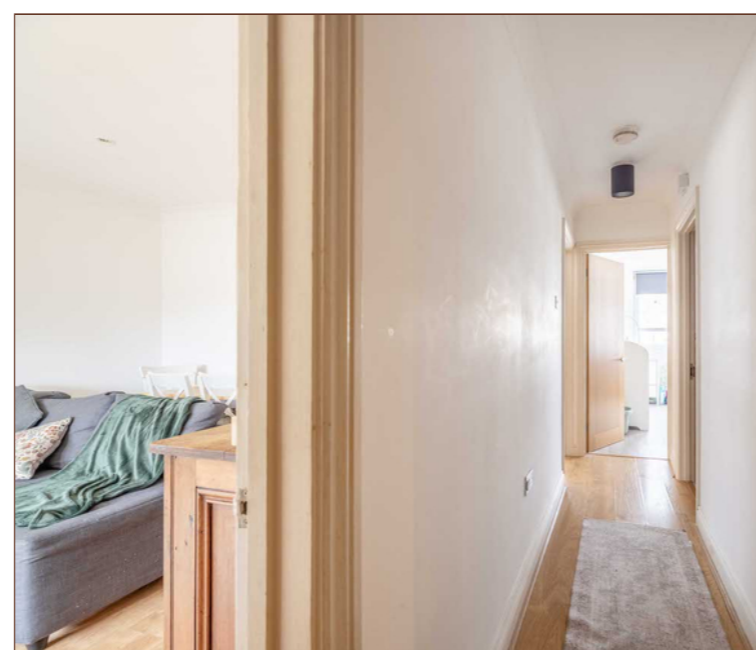
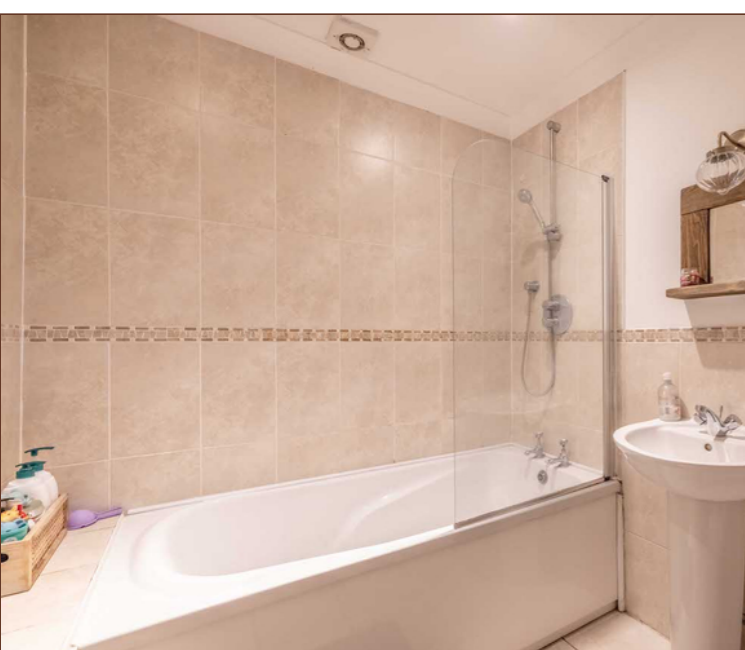
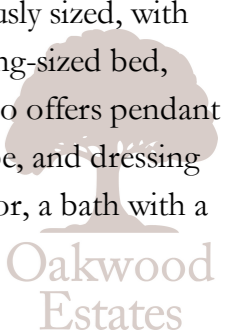




Oakwood Estates are delighted to present this immaculately maintained two-bedroom contemporary apartment, perfectly situated in the heart of Iver High Street. This property offers gated parking and is just a stone's throw from local amenities, including shops, pubs, restaurants, and supermarkets. The area is served by highly regarded schools, such as Iver Village Infant and Junior Schools, and boasts popular leisure facilities like Black Park and Langley Park. Additionally, Iver station is only a short walk away.



Upon entering the property, you are welcomed into the entrance hallway, which features hardwood flooring, pendant lighting, and an entry phone system. From here, doors lead to the living room, kitchen, bathroom, and two bedrooms. The living room is bright and spacious, with a large window overlooking the front aspect, spot lighting, wooden flooring, and ample space for an L-shaped sofa as well as a table and chairs. The kitchen is well-appointed, featuring spot lighting, a combination of wall-mounted and base-level shaker units, a tiled backsplash, a stainless steel sink and drainer with a mixer tap, an integrated oven and gas hob with an extractor fan above, space for a fridge freezer, and tiled flooring. Bedroom one is generously sized, with pendant lighting, twin windows overlooking the High Street, and enough space for a king-sized bed, wardrobe, and dressing table. The room is finished with wooden flooring. Bedroom two also offers pendant lighting, twin windows with views of the High Street, and space for a double bed, wardrobe, and dressing table, along with wooden flooring. The bathroom features spot lighting, tiled walls and floor, a bath with a shower attachment, a hand wash basin, and a low-level WC.

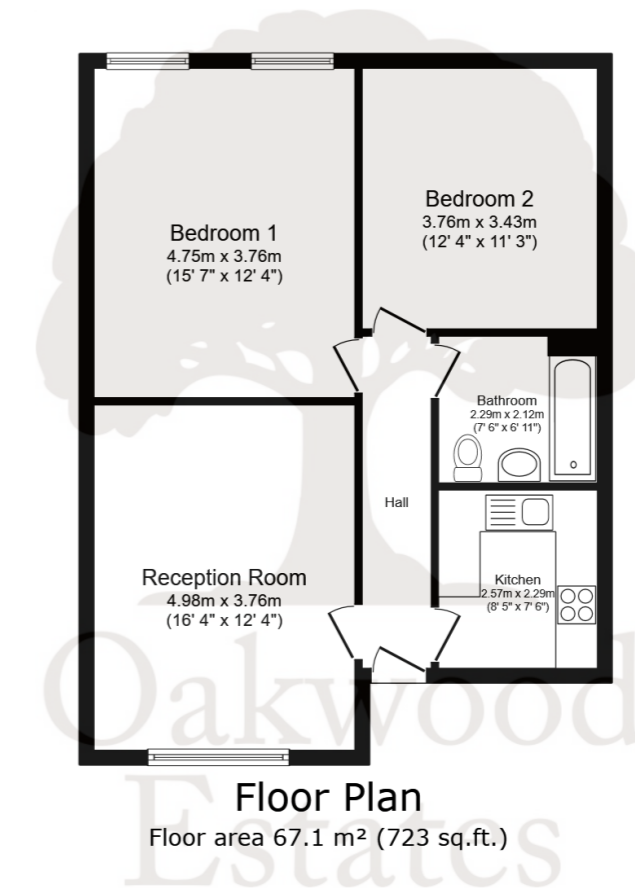


## Property Information

-  LEASEHOLD, 107 YEARS REMAINING
-  TWO BEDROOMS
-  CLOSE TO LOCAL AMENITIES
-  LARGE COMMUNAL TERRACE
-  READY TO MOVE IN
-  COUNCIL TAX BAND - C
-  SECURE GATED PARKING
-  CLOSE TO IVER STATION (CROSSRAIL)
-  GREAT FIRST TIME BUYERS PROPERTY
-  GOOD MOTORWAY ACCESS

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

## Floor Plan



TOTAL: 67.1 m<sup>2</sup> (723 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



### Outside

Outside, the property boasts a secure gated parking area, providing peace of mind for residents. Additionally, there is a large communal terrace area, perfect for socializing or relaxing outdoors. This space is ideal for enjoying warm evenings and community gatherings. The property also offers convenient access to Iver Village High Street, where residents can enjoy a variety of local amenities, including shops, pubs, restaurants, and supermarkets, all within easy walking distance.

### Tenure

Leasehold, 106 years remaining.

Service charge - £900 p/yr

Ground rent - £200 p/yr

### Transport Links

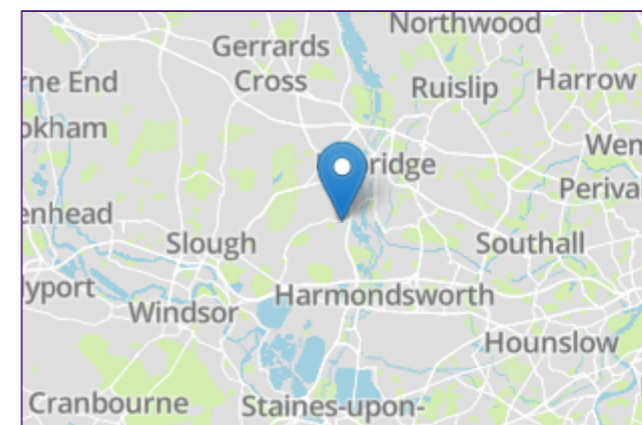
In close proximity, Iver Station stands just 0.82 miles away, while West Drayton Station is approximately 1.62 miles away. Langley (Berks) Station lies at a distance of 1.76 miles, followed by Uxbridge Underground Station at 2.17 miles, and Hillingdon Underground Station at 3.33 miles. Moreover, London Heathrow Airport is conveniently situated just 3.91 miles away.

### 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 a short drive to Iver train station (Crossrail), with trains to London, Paddington, and Reading. 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 centres 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.

### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B	82	82
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	