



Sitting just off of London Road in a private and gated development, this two bedroom second floor apartment is offered to the market in an excellent condition throughout, presenting the perfect opportunity for first time buyers who are looking for an immediate move, or investors seeking a low-maintenance rental property.

The apartment is ideally located within easy reach of Heathrow Airport as well as local Langley schools and its Elizabeth Line station.

The property stretches a very spacious 831 square feet and comprises a large open plan living area and kitchen, a shower room and two good sized double bedrooms. The master bedroom benefits large fitted cupboards and an en-suite bathroom.

Externally, the property also offers one allocated parking space in front of the building, and additional spaces for visitors.

Property Information

Floor Plan

- TWO BEDROOM TOP FLOOR APARTMENT
- 831 SQUARE FT
- WELL-MAINTAINED, GATED DEVELOPMENT
- ALLOCATED PARKING SPACE
- PERFECT FIRST TIME BUY OR INVESTMENT
- CLEAN AND TIDY CONDITION THROUGHOUT
- TWO WASH ROOMS INCLUDING EN-SUITE TO MASTER
- SPACIOUS OPEN PLAN LIVING ROOM AND KITCHEN
- EASY ACCESS TO HEATHROW AIRPORT
- LONG LEASE OVER 900 YEARS

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

Lease Information

Term - There are 900+ years remaining on lease

Service Charge - approx. £179 per month

Ground Rent - £541 per year

Transport Links

NEAREST STATIONS:

Langley (1.2 miles)

Sunnymead (1.5 miles)

Dtachet (1.7 miles)

Local Schools

PRIMARY SCHOOLS:

Foxborough Primary School

0.1 miles away

Holy Family Catholic Primary School

0.4 miles away

Marish Primary School

0.6 miles away

Langley Hall Primary Academy

0.8 miles away

SECONDARY SCHOOLS:

Langley Grammar School

0.7 miles away

The Langley Academy

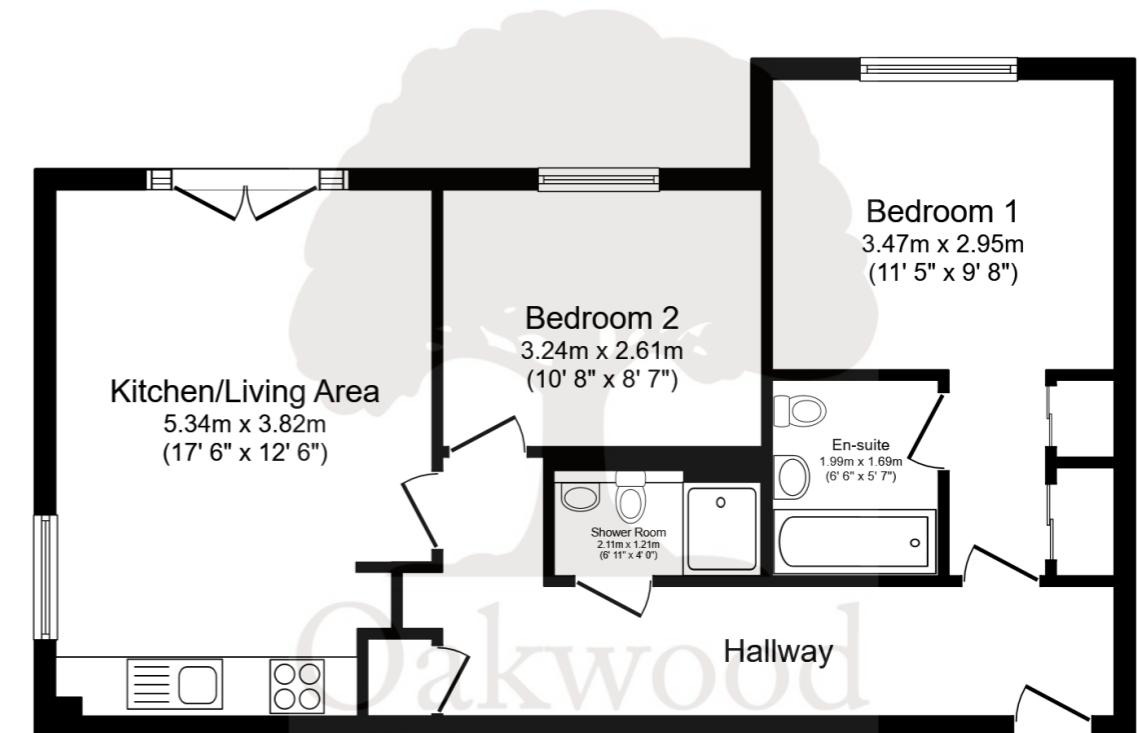
0.9 miles away

St Bernard's Catholic Grammar School

1.7 miles away

Churchmead Church of England (VA) School

1.8 miles away



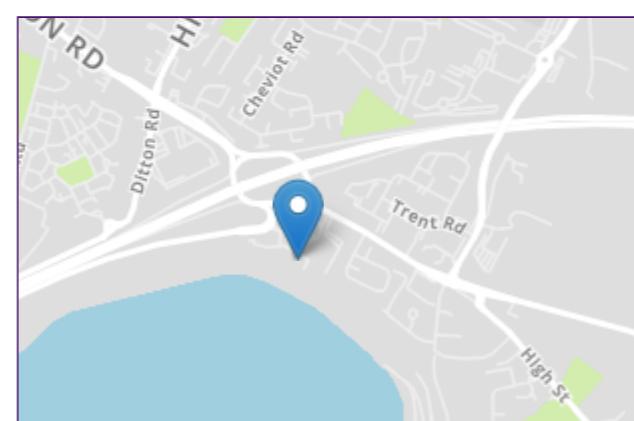
Floor Plan

Floor area 77.2 sq.m. (831 sq.ft.)

Total floor area: 77.2 sq.m. (831 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 Govview.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	82
(81-91)	B	71
(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		