



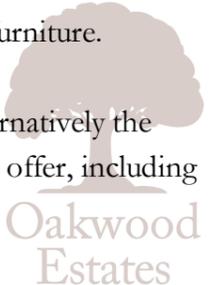
Shared Ownership- 45% at £155,250 or purchase 100% of the property for £345,000. Rent of Shared ownership £715pcm inc. Service Charge and Ground Rent. Situated in the highly desirable 2018 Marlborough Grove development just off Langley road, this two double bedroom apartment is offered to the market in a superb condition throughout with the added benefit of direct access to a garden.

The property features a spacious entrance with two large storage cupboards, an exceptional size 26ft open plan living room/kitchen with ample space for dining furniture. The kitchen features a good range of modern high-gloss fitted units and integrated appliances include oven with gas hob and a washing machine.

The master bedroom stretches 15ft whilst the second bedroom also offers sufficient space for a double bed and furniture. The family bathroom is a modern three-piece suite with shower over bath.

Externally two parking spaces are allocated within a secure gated car park. Communal gardens are accessible directly from French doors in the lounge, where a large lawn offers space for patio furniture.

The property is ideally suited to first time buyers or investors due to the long lease. Alternatively the commuter might find the property's location convenient due to the transport links it has to offer, including Langley station being a 5 minute walk away.



Property Information

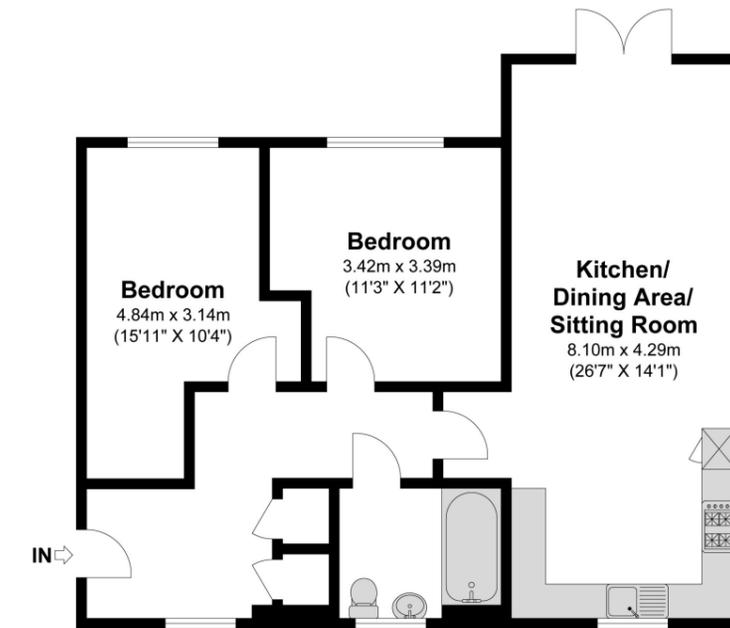
-  PURCHASE 45% SHARE OR 100% OWNERSHIP
-  JUST OFF LANGLEY ROAD
-  WELL LOOKED AFTER THROUGHOUT
-  DIRECT ACCESS TO COMMUNAL GARDEN FROM THE LOUNGE
-  SOME INTEGRATED APPLIANCES
-  2018 MARLBOROUGH GROVE DEVELOPMENT
-  MODERN INTERIOR
-  TWO DOUBLE BEDROOMS
-  IMPRESSIVE 26FT LIVING ROOM/KITCHEN
-  LONG LEASE

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

Floor Plan



Kenyon Way
Approximate Floor Area 747.55 Square feet 69.45 Square metres



Ground Floor

Illustrations are 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.

Transport Links

NEAREST STATIONS:

- Langley (0.5 miles)
- Slough (2.3 miles)
- Datchet (2.8 miles)

Local Schools

PRIMARY SCHOOLS

Langley Academy Primary
0.2 miles

Ryvers School
0.3 miles away

Langley Hall Primary Academy
0.5 miles away

Marish Primary School
0.5 miles away

Castleview Primary School

0.7 miles away

SECONDARY SCHOOLS

The Langley Academy
0.2 miles

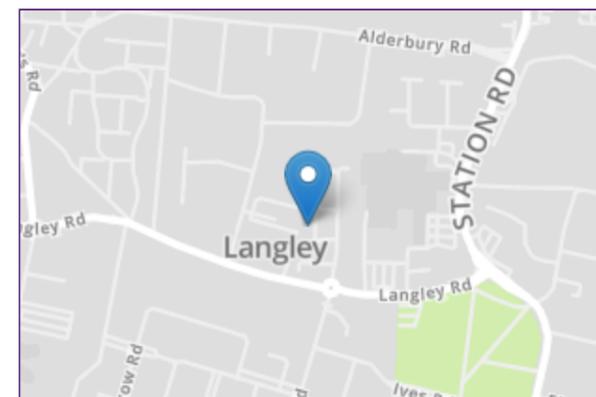
Langley Grammar School
0.5 miles

St Bernard's Catholic Grammar School
0.8 miles away

Ditton Park Academy
0.9 miles away

Upton Court Grammar School
1 mile away

Council Tax
Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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	