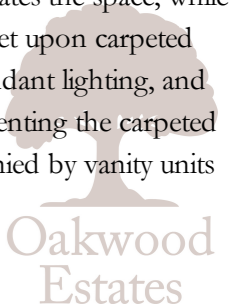












Oakwood Estates is thrilled to introduce this charming ground-floor one-bedroom apartment, ideally located within easy reach of Iver village centre and its array of amenities and schools. Boasting a convenient flat walk, this property offers accessibility alongside its desirable features. Perfectly suited for a first-time buyer eager to personalize their living space, this apartment presents an ideal opportunity to create a home that reflects individual style and preferences. Additionally, the property includes a convenient store cupboard, offering practical storage solutions for bicycles or prams, further enhancing its appeal and functionality.

Upon entering the building, we are greeted by the communal entrance, from which stairs ascend to the 2nd and 3rd floors, granting access to the rear communal gardens.

Stepping into the property, we find ourselves in the entrance hallway, flanked by two cupboards on the left-hand side. From here, doors lead to the bedroom, bathroom, lounge/diner, and kitchen. The kitchen boasts a front aspect window, a combination of wall-mounted and base kitchen units, an electric oven and hob complete with an extractor fan, a sink and drainer paired with a mixer tap, as well as space allocated for a fridge/freezer and washing machine. The lounge/diner, measuring 14'6" x 10'11", enjoys ample natural light from windows on two sides. Pendant lighting illuminates the space, while there's ample room for seating arrangements with a couple of sofas and a dining table with chairs, all set upon carpeted flooring. The bedroom, spanning 12'10" x 8'10", offers a tranquil retreat with a side aspect window, pendant lighting, and sufficient space for a king-size bed. Additionally, a built-in wardrobe provides practical storage, complementing the carpeted flooring. Completing the accommodation, the bathroom features a side aspect window, a sink accompanied by vanity units both below and above, a low-level WC, and a convenient walk-in shower.

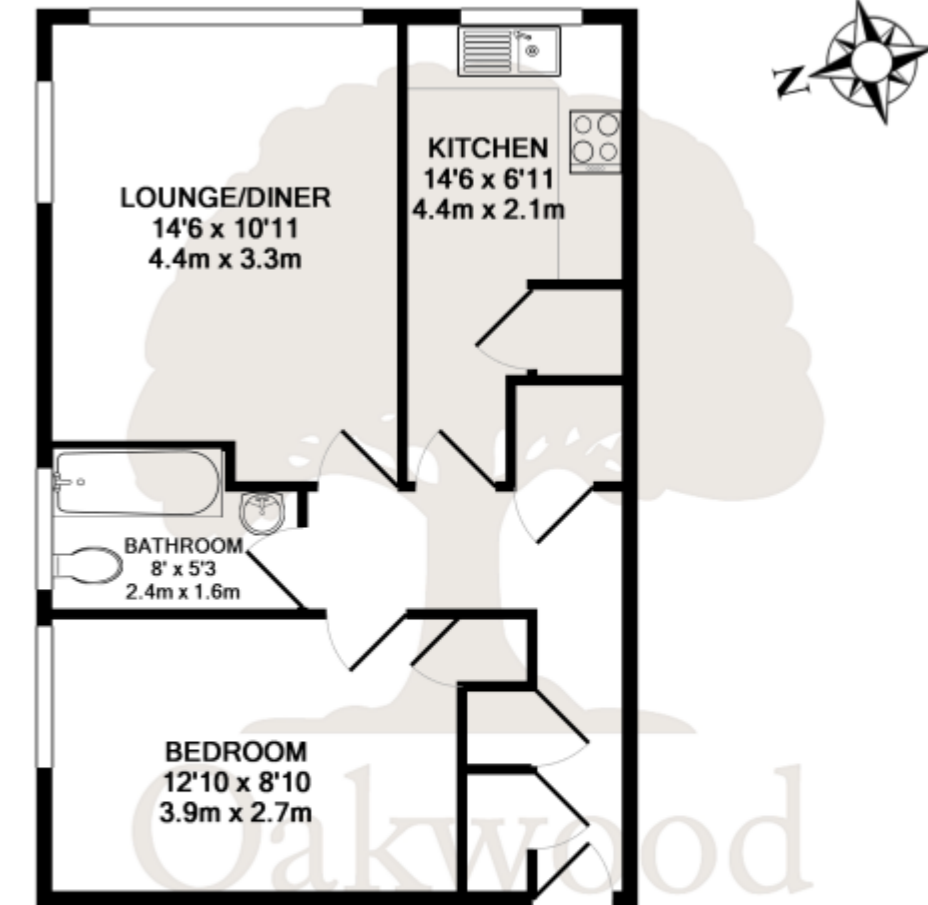


## Property Information

-  LEASEHOLD · 102 YEARS REMAINING
-  GROUND RENT £10 PER YEAR
-  NO CHAIN
-  CLOSE TO LOCAL AMENITIES
-  IVER STATION (CROSSRAIL) 0.78 MILES AWAY
-  SERVICE CHARGE £73.71 PER MONTH
-  COUNCIL TAX BAND B (£1,693 P/YR)
-  PERFECT FOR FIRST TIME BUYERS OR INVESTORS
-  GOOD ACCESS TO LOCAL MOTORWAYS
-  COMMUNAL GARDEN

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

## Floor Plan



**TOTAL APPROX. FLOOR AREA 506 SQ.FT. (47.0 SQ.M.)**  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given  
 Made with Metropix ©2018

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.

### Communal Area

At the back of the building lies a communal space designed for residents' enjoyment. Accessible via a pathway leading to the road, this area features expansive lawns on both sides, providing ample room for leisurely activities and relaxation.

### Tenure

Leasehold - 125 from 27 may 1998  
 The ground rent is £10 per year.  
 Service Charge - £73.23

### Council Tax Band

Band B (£1,693 p/yr)

### Mobile Coverage

5G Voice and Data

### Internet Speed

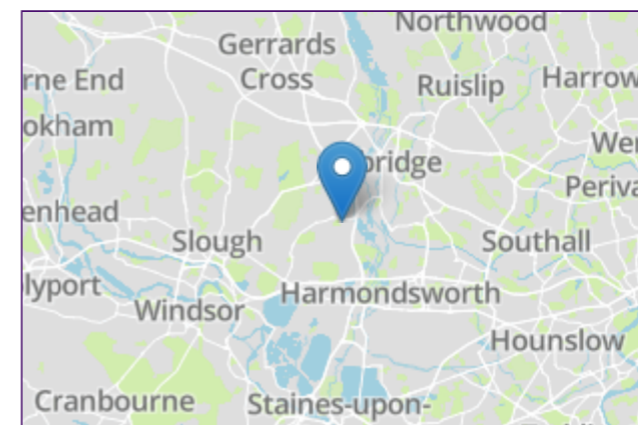
Ultrafast

### Transport Links

Conveniently located nearby, Iver Rail Station stands just 0.87 miles away, offering easy access to transportation. Langley (Berks) Rail Station is situated 1.57 miles from the property, providing further commuting options. Uxbridge Underground Station is also within reach, located 2.29 miles away. For air travel, Heathrow Terminal is a mere 3.53 miles distant, ensuring hassle-free journeys. Additionally, Denham Rail Station is accessible at a distance of 4.05 miles, enhancing connectivity to various destinations.

### Local Area

Iver Village is a quaint and charming village located in Buckinghamshire, England. It is situated just off the M4 and M25 motorways, providing excellent transport links to London and other parts of the country. The village itself has a rich history and boasts several local amenities, including shops, restaurants, and pubs. There are also several schools in the area, making it an ideal location for families. Additionally, the village is within close proximity to the picturesque Colne Valley Regional Park and Black Park Country Park, offering stunning natural landscapes and recreational opportunities.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	71	74
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			