






Sitting just off of London Road in a gated development, this two bedroom second floor apartment is offered to the market in great condition throughout, presenting the perfect opportunity for first time buyers/ investors and those looking for a comfortable living space. The property is ideally located with easy access to Heathrow as well as local schools and the Elizabeth line station.

The property has been recently refurbished to a high standard including brand new flooring throughout and extends to 668 square feet. Comprising a spacious and modernised living area, alongside an open plan kitchen that houses ample storage and a family bathroom. There are two good sized double bedrooms, with the added benefit of an ensuite in the master room.

Externally, the property also offers both allocated parking for residents, and additional spaces for visitors as well as well maintained communal areas.



Property Information

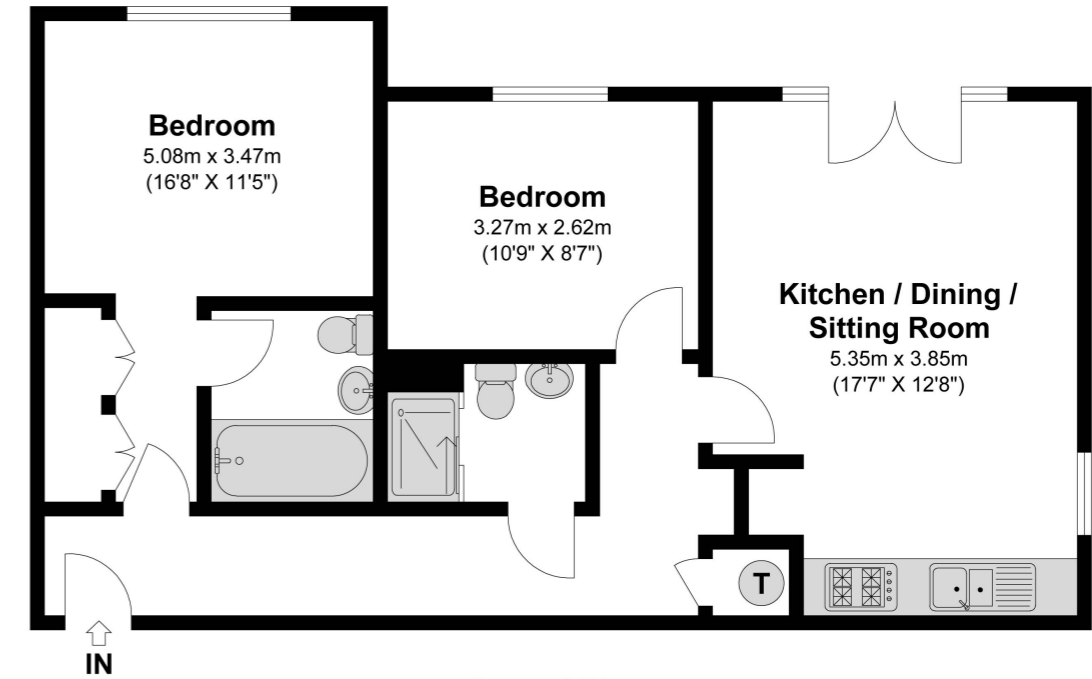
-  TWO DOUBLE BEDROOM SECOND FLOOR APARTMENT
-  CLOSE PROXIMITY TO HEATHROW
-  MASTER BEDROOM WITH EN SUITE
-  OPEN PLAN KITCHEN AND LIVING AREA
-  GATED DEVELOPMENT
-  ALLOCATED & VISITOR PARKING
-  IDEAL HOME FOR FIRST TIME BUYERS
-  978 YEAR LEASE
-  LOFT ACCESS
-  RECENTLY REFURBISHED

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

Floor Plan



Soverign Heights
Approximate Floor Area
668.86 Square feet 62.14 Square metres



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.

Lease Information

Length of lease- 976 years
Service charge- £1500 approx. per year
Ground rent- £500 per year

Langley Hall Primary Academy
0.8 miles away

Transport Links

Nearest Stations:

Langley (1.2 miles)
Sunnymead (1.5 miles)
Dtachet (1.7 miles)

Secondary Schools:

Langley Grammar School
0.7 miles away

Local Schools

Primary Schools:

Foxborough Primary School
0.1 miles away

The Langley Academy
0.9 miles away

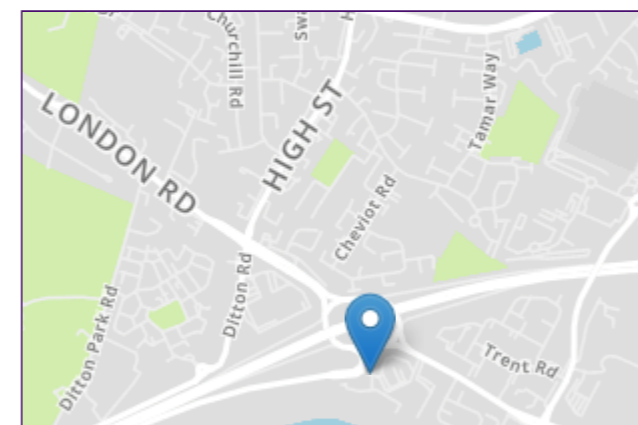
Holy Family Catholic Primary School
0.4 miles away

St Bernard's Catholic Grammar School
1.7 miles away

Marish Primary School
0.6 miles away

Churchmead Church of England (VA) School
1.8 miles away

Council Tax
Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	75	81
(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	