

This two bedroom ground floor maisonette is situated just off Langley High Street and within a short walk of its amenities and station, providing Crossrail links into London.






The layout features a 15ft lounge/diner, 11ft fitted kitchen, three-piece family bathroom and two well proportioned bedrooms. The master bedroom benefits from fitted wardrobes.

Other benefits include gas central heating and double glazing throughout, as well as a long lease of over 120 years remaining. Externally there are communal front and rear gardens and the property is quietly positioned within a cul-de-sac with ample parking available on-street.

The property is well located for access to nearby schools including Langley Grammar and Langley Academy.



Property Information

	TWO BEDROOM GROUND FLOOR MAISONETTE		LOCATED OFF LANGLEY HIGH STREET
	15FT LOUNGE/DINER		11FT FITTED KITCHEN
	3 PIECE FAMILY BATHROOM		GAS CENTRAL HEATING
	COMMUNAL GARDENS		121 YEARS REMAINING ON THE LEASE
	WALKING DISTANCE TO MULTIPLE SCHOOLS		GARAGE IN A BLOCK

					
x2	x1	x1	0	Y	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

Length of Lease - 121 years remaining
Service charge - Approx. £800 per year
Ground rent - Info to follow

Transport Links

NEAREST STATIONS:

Langley - 0.8 miles
Iver - 1.8 miles
Datchet - 1.8 miles

Local Schools

PRIMARY SCHOOLS:

Foxborough Primary School
320 yards

Holy Family Catholic Primary School
390 yards

Marish Primary School
620 yards

Langley Hall Primary Academy
0.5 miles

The Langley Heritage Primary
0.6 miles

The Langley Academy Primary
0.7 miles

SECONDARY SCHOOLS:

Langley Grammar School
710 yards

The Langley Academy
0.7 miles

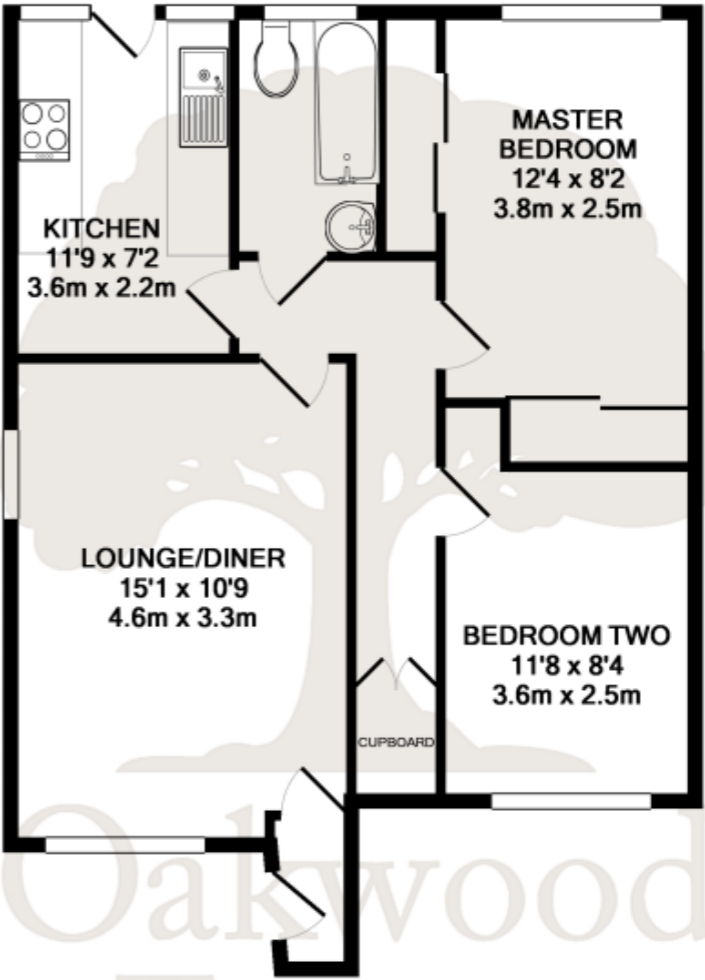
Langley Hall Arts Academy
0.8 miles

Ditton Park Academy
1.2 miles

St Bernard's Catholic Grammar School
1.4 miles

Council Tax
Band B

Floor Plan



TOTAL APPROX. FLOOR AREA 646 SQ.FT. (60.0 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
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