



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



12 Buckfield Court, IVER, Buckinghamshire. SL0 9BJ.

£295,000 Leasehold

IMPRESSIVE TWO BEDROOM FIRST FLOOR APARTMENT*

SOUTH FACING - THEREFORE GETS A LOT OF NATURAL LIGHT THROUGHOUT THE DAY

SITUATED IN SOUGHT AFTER BUCKFIELD COURT - POPULAR WITH FIRST TIME BUYERS AND INVESTORS ALIKE

JUST MOMENTS FROM ELIZABETH LINE - PLUS LOCAL SHOPS AND AMENITIES

WELL KEPT, ATTRACTIVE COMMUNAL GROUNDS

Hilton King and Locke are delighted to bring this very well presented two double bedroom first floor apartment to the market, located just a stones throw from Iver Station (Elizabeth line) with an abundance of local shops and amenities, perfect for first time buyers or those looking for excellent transport links. The motorway network of the M4, M25, M40 are also just a short drive away. This property comes with 982 years on the lease.

Boasting newly fitted double glazed windows, this property comes with a bright and airy living room with a feature fireplace. Recently decorated throughout, there is two generously sized bedrooms, with the master offering plenty of space for those that work from home. A convenient highlight to this first-floor flat is the direct access leading to the communal gardens from the



kitchen, which features a breakfast bar. The bathroom is appropriately sized and well maintained.

THE AREA

The property is located within walking distance of various local amenities and to Iver train station, operated by the Great Western Railway to London, Paddington and Oxford, as well as the Crossrail.

Central London is also easily accessible by road via the M40, A40, M4 and M25 and Heathrow Airport is situated only 5 miles away.

Iver has an excellent choice of state and independent schools. The area is well served for sporting facilities and the countryside, including Black Park and Langley Park.

The larger centres of Gerrards Cross and Uxbridge are also close by where there are a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

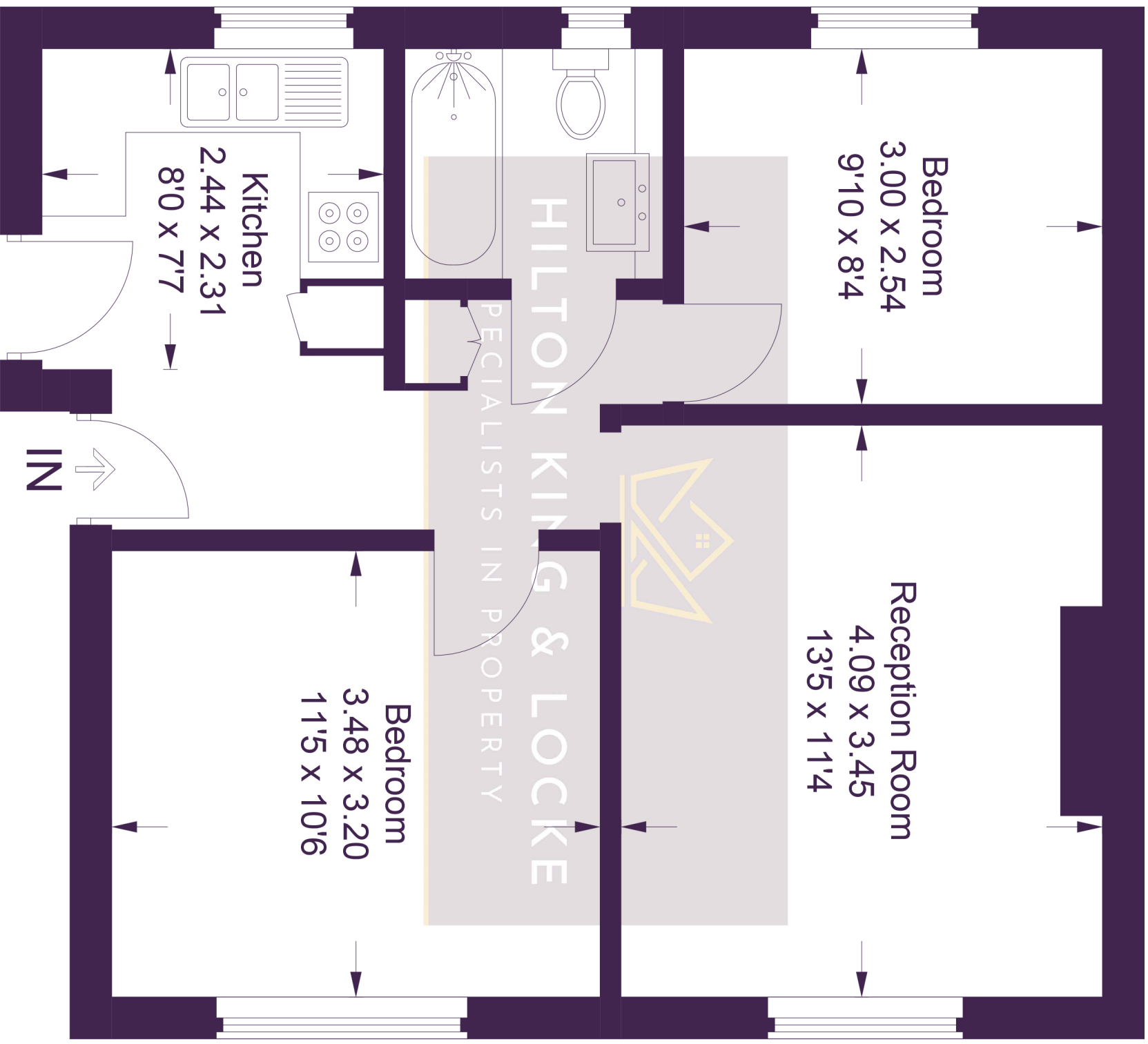


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12 Buckfield Court

Approximate Gross Internal Area = 49.7 sq m / 535 sq ft



First Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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