



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



22 Wellesley Court, IVER, Buckinghamshire. SL0 9AT.

£295,000 Leasehold

Hilton King & Locke are delighted to present this spacious two double bedroom apartment, offered to the market with the added benefits of a garage, an exceptionally long lease of over 950 years, and no onward chain. Set in the highly sought-after Richings Park area, this bright and airy apartment is located in Wellesley Court, just a one-minute walk from Iver Crossrail station, providing excellent transport links alongside a range of local shops and amenities.

The well-maintained block offers lift access and the accommodation comprises a welcoming entrance hall, a generous reception room with ample space for both living and dining, and direct access to a private balcony. The modern fitted kitchen features a range of eye and base level units and integrated appliances. There are two well-proportioned double bedrooms, and a good-sized family bathroom with shower.

Externally, the property benefits from a single garage with power, large communal gardens to the front and side, and a private residents'



car park with ample first-come, first-served parking. Each apartment is issued two parking permits.

Wellesley Court is ideally positioned for commuters, with Iver Station (Crossrail) providing fast access to Heathrow and London Paddington in approximately 25 minutes. The village of Iver offers a variety of shops, pubs, and restaurants, while Black Park and Langley Park provide excellent outdoor spaces nearby. Uxbridge is also close by, offering a larger shopping centre, multiplex cinema, and Underground station. Local amenities include a Costcutter with Post Office just a one-minute walk away and Iver Village Medical Centre within a four-minute drive. The area is well served by a range of highly regarded state and independent schools, and the property offers easy access to the M4, M40, and M25 motorway networks.



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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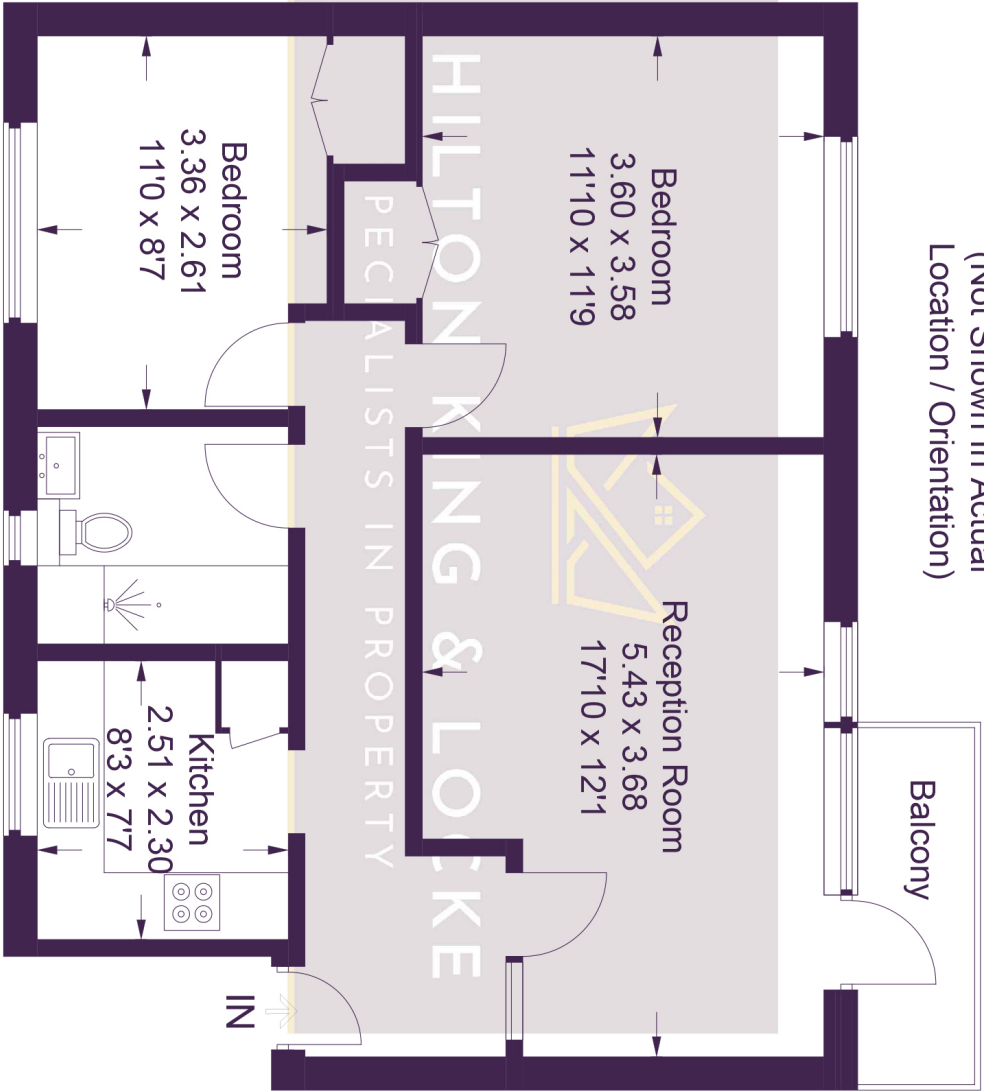
Approximate Gross Internal Area = 62.2 sq m / 669 sq ft

Garage = 15.1 sq m / 162 sq ft

Total = 77.3 sq m / 831 sq ft



(Not Shown In Actual
Location / Orientation)



Third 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.