

Oakwood Estates are delighted to present this beautifully presented two-bedroom apartment, set within a secure gated development that offers both privacy and peace of mind.

Enter through impressive double electric gates to find allocated parking, ensuring convenience from the moment you arrive.

Inside, the communal entrance exudes a sense of refinement, leading you up to the second floor where the apartment awaits. A spacious hallway welcomes you and flows effortlessly into the heart of the home. To the left, a generous open-plan lounge and kitchen area creates an ideal space for modern living. Featuring sleek integrated appliances and ample room for flexible furnishings, it's perfect for entertaining or simply relaxing in style. The apartment boasts two well-proportioned double bedrooms, both equipped with fitted wardrobes for optimal storage. The master bedroom enjoys the added luxury of a private en-suite with a four-piece bathroom suite. The second bedroom benefits from a cleverly designed Jack-and-Jill bathroom, offering both comfort and practicality for residents and guests. Additional built-in storage cupboards enhance the apartment's functionality, keeping living spaces neat and organised.

Residents also enjoy access to tranquil communal grounds—perfect for a stroll—and the assurance of dedicated parking.

Property Information

- LEASEHOLD PROPERTY - 108 YEARS REMAINING
- NO CHAIN
- TWO ENSUITES
- CLOSE TO LOCAL AMENITIES
- 1128 SQUARE FOOT

- COUNCIL TAX BAND - D (£2,401 P/YR)
- TWO DOUBLE BEDROOMS
- FITTED WARDROBES
- GATED PARKING
- CLOSE TO LOCAL MOTORWAYS (M40/M4/M25)

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

Tenure

Leasehold - 108 Years Remaining

Council Tax Band

Band D (£2,401 p/yr)

Plot/Land Area

(shared) 0.04 Acres (177.00 Sq.M.)

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.

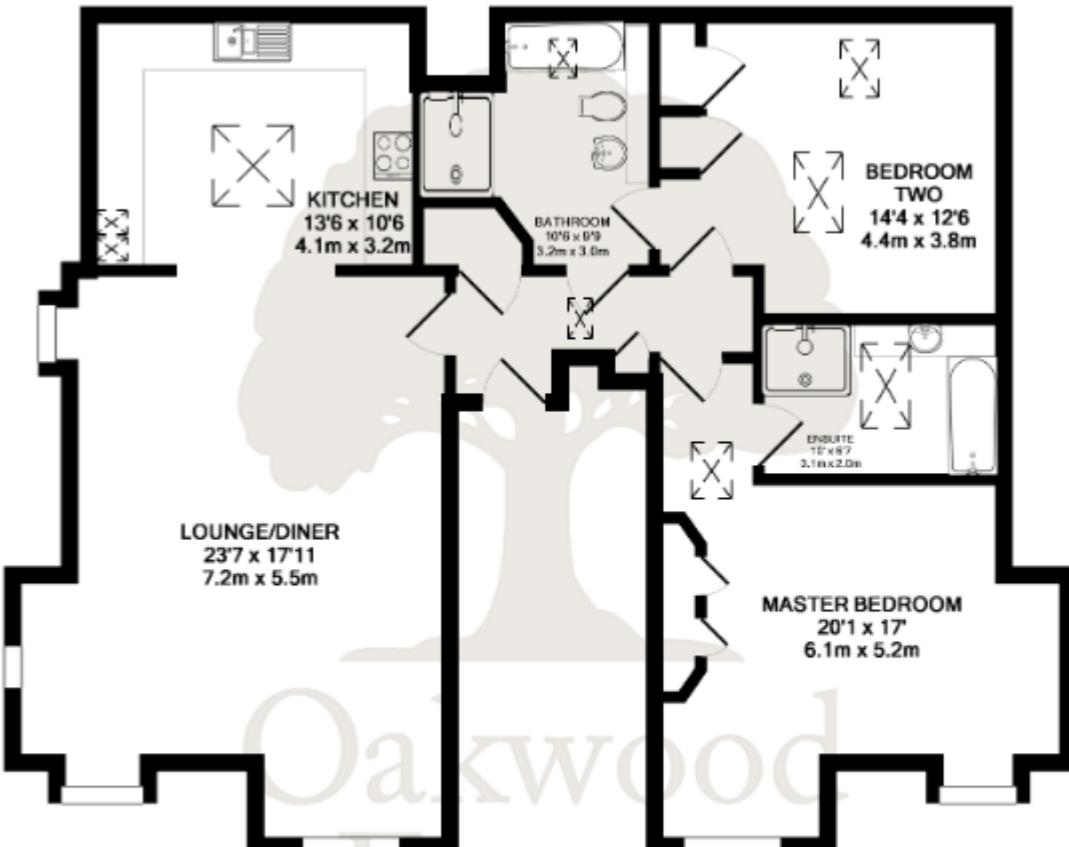
Local Area

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.

Council Tax

Band D

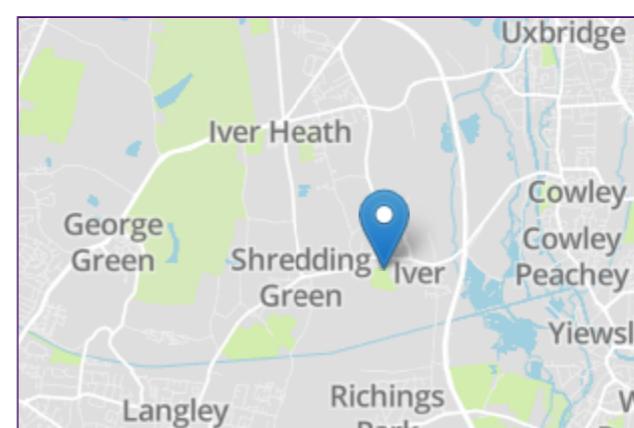
Floor Plan



TOTAL APPROX. FLOOR AREA 1128 SQ.FT. (104.8 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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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 Govview.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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	80
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		