



Offered to the market in vacant possession and with no onward chain, facilitating a quick sale, this one bedroom ground floor apartment is conveniently located a short walk from Langley Station and nearby schools. The property has undergone recent redecoration and is presented in good condition throughout. Upon entrance, the hallway benefits from two good sized storage cupboards and leads to the 16ft reception room complete with double doors for garden access. There is also fitted kitchen equipped with an electric cooker, washing machine and fridge/freezer, a spacious three piece bathroom and a double bedroom. Externally, there is a communal garden laid to lawn, one allocated parking space and ample guest parking.



Property Information

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ONE BEDROOM GROUND FLOOR APARTMENT
- 

LONG LEASE OF 150 YEARS
- 

RECENTLY RENOVATED
- 

THREE PIECE BATHROOM SUITE
- 

NO ONWARD CHAIN FOR A POTENTIAL QUICK SALE
- 

WALKING DISTANCE TO LANGLEY STATION AND LOCAL SCHOOLS
- 

SPACIOUS LIVING AREA WITH DOUBLE DOORS LEADING TO COMMUNAL GARDEN
- 

AMPLE OFF STREET PARKING

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

Lease Information

Lease years remaining - As of 25th May 2021- 125 Years unexpired
Service Charge - £79 per month (£946.00 In total for 12 Months)
Ground Rent - £225 per year (£112.50 paid 6-monthly)

Rental Income

We estimate a rental return of £1,100 per month.

Transport Links

NEAREST STATIONS:

Langley - 660 yards
Iver - 1.2 miles
Slough - 2.5 miles

Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary
350 yards

Langley Hall Primary Academy
0.5 miles

Marish Primary School
0.6 miles

Foxborough Primary School

0.9 miles

The Langley Academy Primary
0.9 miles

SECONDARY SCHOOLS:

Langley Hall Arts Academy
0.7 miles

The Langley Academy
0.9 miles

Langley Grammar School
1 mile

St Bernard's Catholic Grammar School
1.7 miles

Ditton Park Academy
1.8 miles

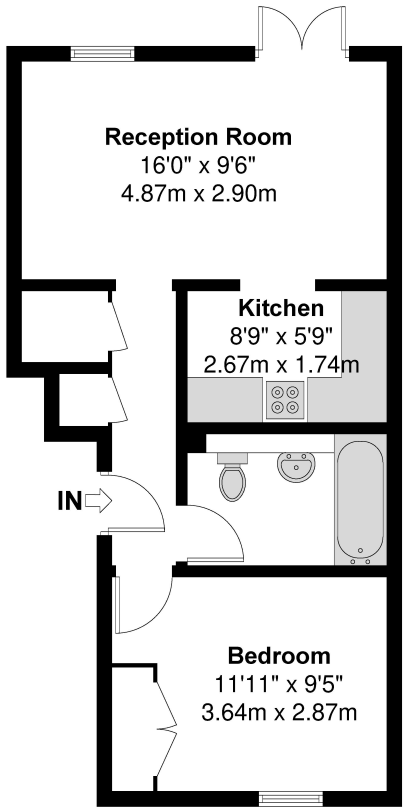
Upton Court Grammar School
2 miles

Council Tax
Band B

Floor Plan



Maplin Park
Approximate Floor Area = 40.80 Square meters / 439.16 Square feet



Ground Floor
Illustration 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.

