













Situated in a gated development within close proximity to many local schools and transport links, this spacious two bedroom split-level maisonette is offered to the market with a very long lease of 958 years presenting the perfect opportunity for families or investors. The property is positioned across two floors and stretches over almost 900 square feet. The ground floor features an entrance hall, kitchen and an impressive 16ft family room. On the first floor you'll find two generously sized bedrooms including the 15ft master which both benefit from fitted wardrobes, as well as the three piece family bathroom. Externally, there is an allocated parking space, ample residents parking available and an owned garage in an adjacent block.



TWO BEDROOM SPLIT-LEVEL MAISONETTE

SPACIOUS DOUBLE BEDROOMS
INCLUDING 15FT MASTER

SHORT COMMUTE TO LANGLEY STATION AND NEARBY SCHOOLS

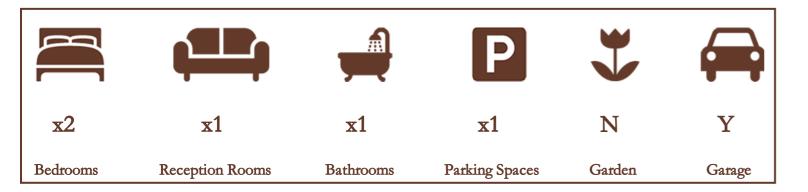
16FT GARAGE



EASY ACCESS TO HEATHROW AND LOCAL MOTORWAY NETWORKS

VERY LONG LEASE OF 958 YEARS

GATED DEVELOPMENT WITH
ALLOCATED AND VISITOR PARKING



#### Lease Information

Service charge and ground rent (inclusive of building insurance) are a combined payment of £125 per month and there is 958 years remaining on the lease.

## Transport Links

**NEAREST STATIONS:** 

Langley - 1.1 miles
Datchet - 1.5 miles
Sunnymeads - 1.7 miles

# **Local Schools**

PRIMARY SCHOOLS:

Holy Family Catholic Primary School 250 yards

Foxborough Primary School 590 yards

Marish Primary School 0.6 miles

Langley Hall Primary Academy 0.8 miles

The Langley Academy Primary 0.8 miles

Castleview Primary School 0.8 miles

### SECONDARY SCHOOLS:

Langley Grammar School 770 yards

The Langley Academy 0.8 miles

Langley Hall Arts Academy 1.1 miles

Ditton Park Academy 1.1 miles

St Bernard's Catholic Grammar School

**Council Tax**Band D

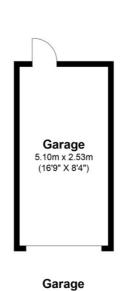
1.4 miles

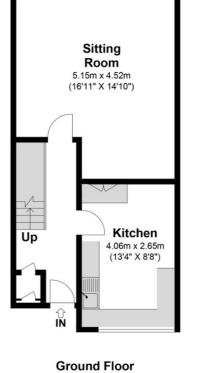
Oakwood

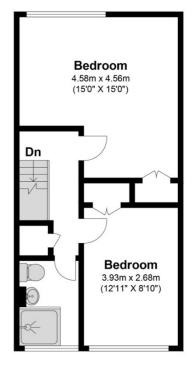
#### Gibson Court

Total Approximate Floor Area 893.40 Square feet 83 Square metres (Excluding Garage) Garage Area: 139.93 Square feet 13 Square metres









First Floor

Illustrations are 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.

