

Oakwood Estates is thrilled to present this fantastic first-floor apartment located in the heart of Iver Village. The property is offered to the market with no chain, making it an ideal option for first-time buyers and investors alike. Additionally, the apartment features a convenient washing machine situated in the utility cupboard within the bathroom.

The property comprises a generously sized open-plan kitchen/living room, boasting the luxury of a feature fireplace. The kitchen provides ample storage, sufficient countertop space, and room for electrical appliances. The spacious double bedroom includes built-in wardrobes and large windows, maximizing natural daylight. Completing the modern amenities is a three-piece bathroom suite, partially tiled, featuring a walk-in shower.



# Property Information

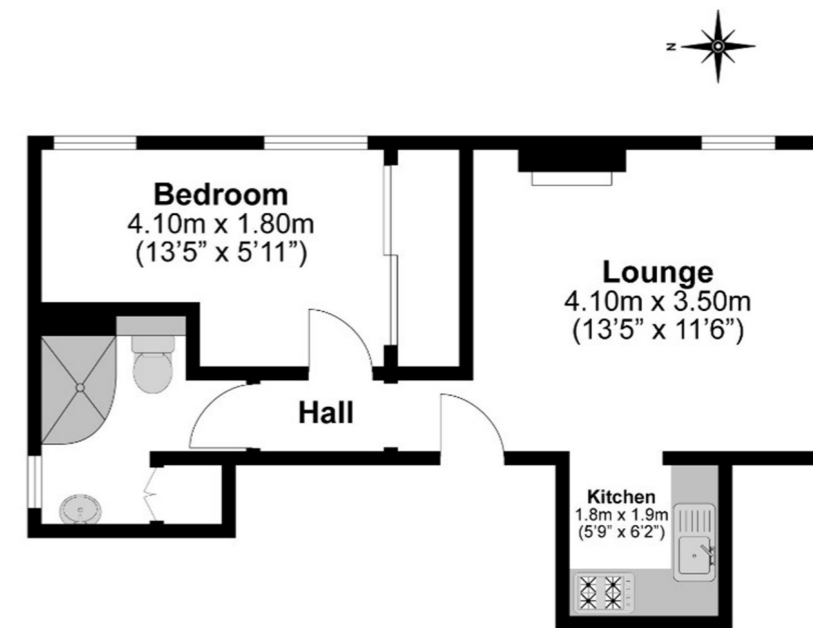
-  FIRST FLOOR APARTMENT
-  DOUBLE BEDROOM
-  ALLOCATED PARKING TO REAR
-  5 MINUTES DRIVE TO LOCAL MOTORWAYS
-  NO CHAIN
-  OPEN PLAN KITCHEN/LOUNGE/DINER
-  SHOWER ROOM
-  CLOSE TO LOCAL SHOPS
-  20 MINUTES WALK TO IVER STATION (CROSSRAIL)

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

# Floor Plan



**Total Approximate Floor Area**  
452 Square feet  
42 Square metres



**Illustrations are for identification purposes only, measurements are approximate, not to scale.**

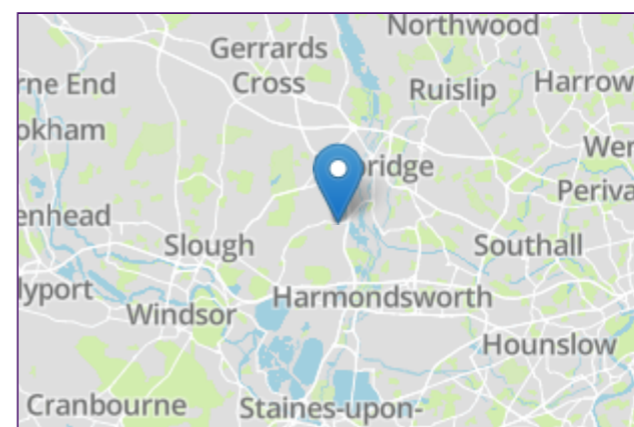
Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are 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.

## Transport Links

In close proximity, Iver Station stands just 0.82 miles away, while West Drayton Station is approximately 1.62 miles away. Langley (Berks) Station lies at a distance of 1.76 miles, followed by Uxbridge Underground Station at 2.17 miles, and Hillingdon Underground Station at 3.33 miles. Moreover, London Heathrow Airport is conveniently situated just 3.91 miles away.

## Location

Iver Village is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough, and 16 miles west of London. Located within walking distance to various local amenities and a short drive to Iver train station (Crossrail), with trains to London, Paddington, and Reading. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Village has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities including a multiplex cinema and Gym.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	66	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

## Rear Of House

Allocated Parking Space

## Tenure

Leasehold - Term ( 25 December 1982 - 24 December 2102 )

## Council Tax

Band B (£1,778 p/yr)

## Mobile Coverage

5G Voice and data

## Internet Speed

Ultrafast

## Owners Comments

From the first day I stepped into this beautiful 1-bedroom flat in Iver, it felt like home. I purchased this property in 2016 and have had many great memories made here. I loved the simplicity of being so close to everything yet far enough to enjoy peace when required and I definitely took advantage of having "the local" so close. (The best chicken wings in town)

I currently have two beautiful children and as such required a bigger home for us which is why I'm selling. I purchased this property as a Single occupant preferred where my job entailed me to commute to various locations and this flat was great for that due to its placement.

Never having to worry about parking after a long day out was such a relief. The allocated parking spot was a warm welcome every time I returned & despite its quaint charm, the flat is remarkably easy on the wallet. From the low council tax band to efficient utilities.

Recently, I had the lease extended, ensuring that the next owner enjoys the same security and longevity that I did.