



Sitting within the prestigious 2018 Marlborough Grove development just off Langley Road, this two bedroom ground floor apartment, situated within a secure gated development, is offered to the market in immaculate condition throughout with direct access from the lounge into a garden.

The property features a spacious entrance with two large storage cupboards, a fantastic 26ft open plan living room/kitchen with ample space for dining furniture. The kitchen features a good range of modern high-gloss fitted units and integrated appliances include oven with gas hob and a washing machine.









The master bedroom includes an en-suite shower room, whilst the second bedroom offers sufficient space for a double bed and furniture. The family bathroom is a modern three-piece suite.

Externally two parking spaces are allocated within a secure gated car park, and under a cover. A delightful communal garden is accessible directly from French doors in the lounge, where a large lawn offers space for furniture.

The property is ideally suited to first time buyers or investors due to the very long lease of 992 years. Alternatively the commuter might find the property's location convenient due to the transport links it has to offer, including Langley (Elizabeth Line) station being a 5 minute walk away.



Property Information

-  TWO BEDROOM GROUND FLOOR APARMENT
-  DIRECT GARDEN ACCESS FROM FRENCH DOORS
-  LONG LEASE
-  AMPLE STORAGE
-  GAS CENTRAL HEATING
-  SECURE GATED PARKING FOR TWO CARS UNDER A COVER
-  EN-SUITE SHOWER AND FAMILY BATHROOM
-  POPULAR 2018 BARRATT HOMES DEVELOPMENT
-  FIVE MINUTE WALK TO LANGLEY STATION

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

Lease Information

Length of lease - 992 years remaining
Service Charge - £150 per month /£1800 per annum
Ground Rent - £300 per annum

Rental Return

A monthly rental income of up to £1850 per month is achievable.

Transport Links

NEAREST STATIONS:

Langley (0.5 miles)
Slough (2.3 miles)
Datchet (2.8 miles)

Local Schools

PRIMARY SCHOOLS

Langley Academy Primary
0.2 miles

Ryvers School
0.3 miles away

Langley Hall Primary Academy
0.5 miles away

Marish Primary School
0.5 miles away

Castleview Primary School
0.7 miles away

SECONDARY SCHOOLS

The Langley Academy
0.2 miles

Langley Grammar School
0.5 miles

St Bernard's Catholic Grammar School
0.8 miles away

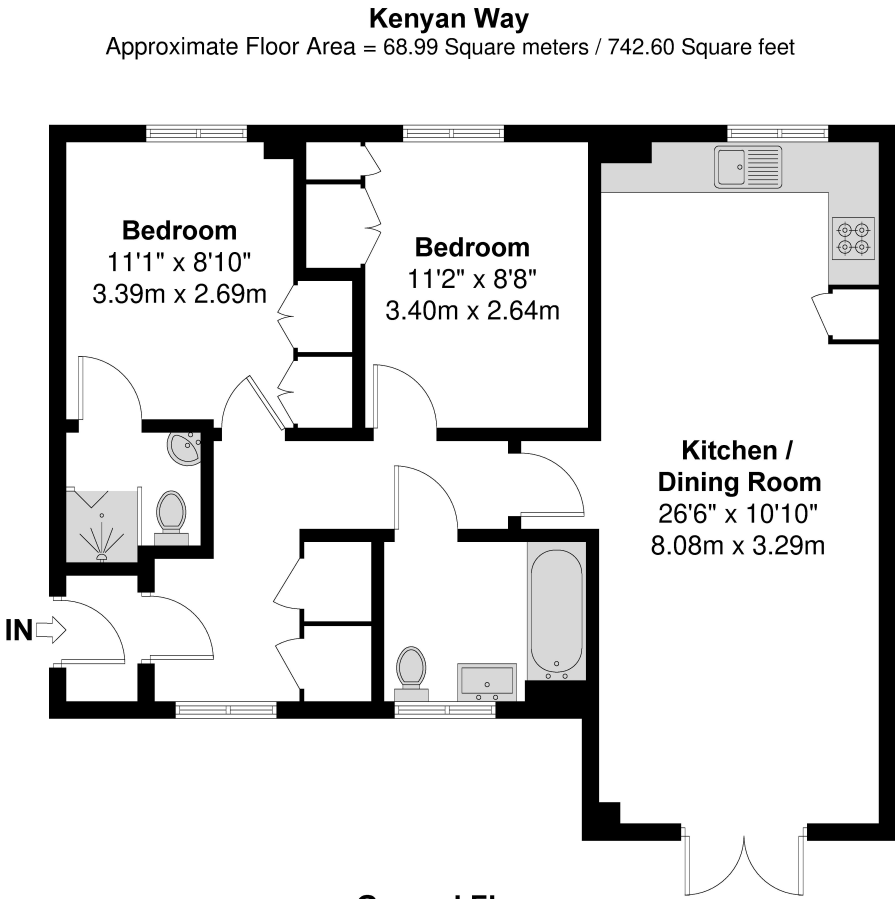
Ditton Park Academy
0.9 miles away

Upton Court Grammar School
1 mile away

Council Tax

Band C

Floor Plan



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.

