



This two bedroom split-level maisonette sits in a prime location, a stones throw from Langley station as well as lots of Langley's popular nearby schools including Langley Academy and Langley Grammar School. The property would make a fantastic starter home for first time buyers.

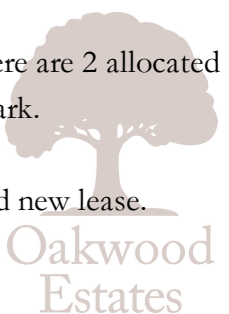
The property boasts a privately enclosed garden which adds to the desirability, making it also an ideal investment for landlords to achieve a positive rental yield.

The property features a spacious 14ft living room benefiting south-facing balcony that brings lots of daylight into the reception area, and space for dining furniture. There is a newly refitted kitchen offering integrated oven and space for other white goods including a dishwasher, and an ultra-modern fully-tiled family bathroom.

Two spacious double bedrooms are situated on the second floor, the master stretching 13ft across the width of the property.

Externally the garden is fully-enclosed with fences and mostly laid to lawn with a patio area. There are 2 allocated parking spaces and ample additional visitor parking available in the adjacent car park.

The property is offered to the market in a superb condition throughout and benefits a brand new lease.



Property Information

Floor Plan

- TWO BEDROOM MAISONETTE
- WALKING DISTANCE TO LANGLEY STATION AND NEARBY SCHOOLS
- GREAT SIZED BEDROOMS
- NEW FITTED KITCHEN
- RESIDENT AND GUEST PARKING
- GREAT STARTER HOME/INVESTMENT
- BRAND NEW LEASE
- PRIVATE GARDEN
- POPULAR LOCATION
- 14FT SITTING ROOM

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



Mead Road
Approximate Floor Area = 66.86 Square meters / 719.67 Square feet

= Reduced headroom below 1.5m / 5'0"

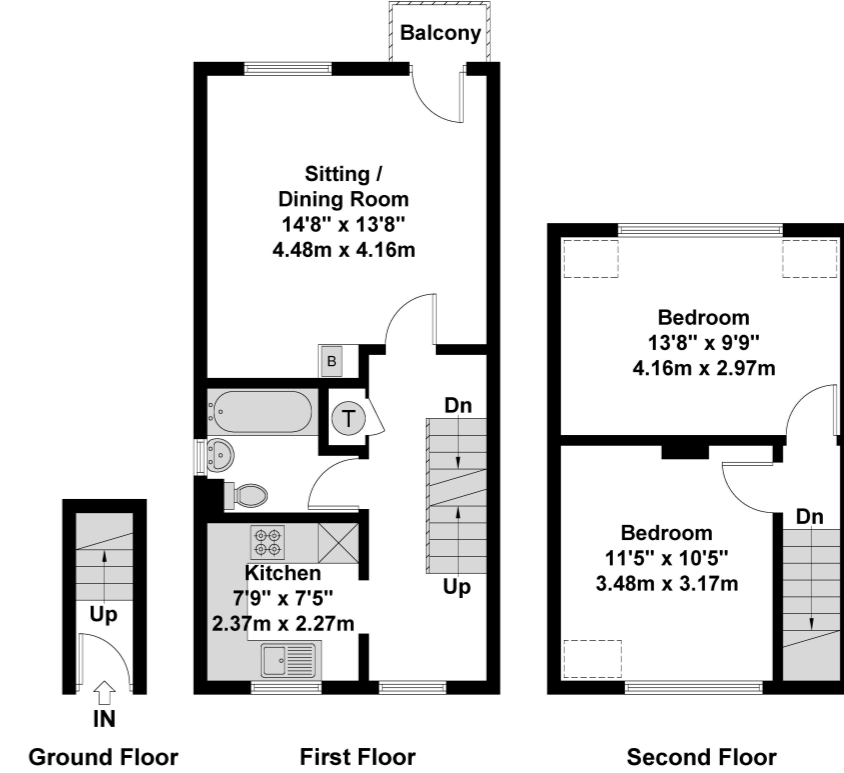


Illustration for identification purposes only, measurements are approximate, not to scale.

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.

Lease Information

Length of Lease - 999 years remaining
The property is owned under a Share of Freehold and therefore there are £0 service charge or ground rent payments payable.

Foxborough Primary School
0.9 miles

Transport Links

NEAREST STATIONS:

Langley - 0.4 miles
Iver - 1.2 miles
Slough - 2.4 miles
Datchet - 2.5 miles

SECONDARY SCHOOLS:

Langley Hall Arts Academy
0.6 miles

The Langley Academy
0.8 miles

Local Schools

PRIMARY SCHOOLS:

The Langley Heritage Primary
410 yards

Langley Hall Primary Academy
770 yards

Marish Primary School
0.6 miles

The Langley Academy Primary
0.9 miles

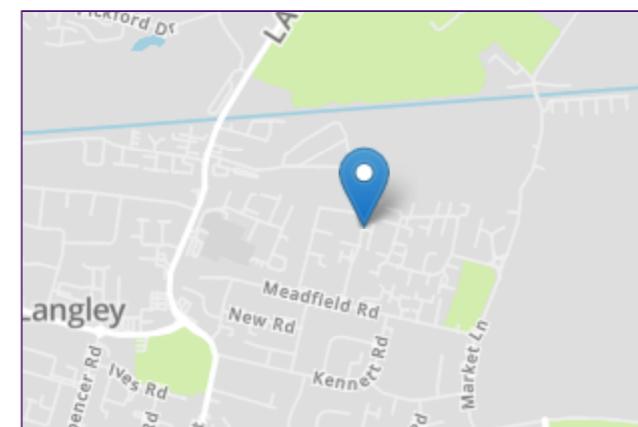
Langley Grammar School
0.9 miles

St Bernard's Catholic Grammar School
1.6 miles

Ditton Park Academy
1.7 miles

Upton Court Grammar School
1.9 miles

Council Tax
Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	72	77
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	