

Oakwood Estates is proud to present this exceptional two-bedroom, top-floor apartment, set within approximately 15 acres of beautifully maintained communal grounds. Accessed via a long, sweeping driveway, the secure gated development offers both privacy and elegance. The property features a spacious 30' entrance hall, a generous 21' lounge/dining room, a well-appointed fitted kitchen/breakfast room, two bath/shower rooms, and two designated parking spaces. The communal areas are impeccably maintained and include the convenience of a lift within the main building. Residents benefit from exclusive access to a gymnasium, a hard-surface tennis court, and a barbecue area, enhancing the lifestyle appeal of this stunning home. The property is available with NO UPPER CHAIN, making it an ideal choice for a smooth and hassle-free purchase.

The entrance hall measures 30'1" (9.17m) x 4'7" (1.4m) and features a front-facing window, a telephone video entry system, a radiator, loft access, and a cupboard housing the boiler with slatted shelving above. The kitchen/breakfast room, 16'3" (4.95m) x 8'11" (2.72m), includes a rear-facing window, a range of fitted wall and base units, work surfaces with an inset four-ring gas hob, a fitted double oven, space for a fridge/freezer, integrated dishwasher and washing machine, partly tiled walls, an extractor fan, downlighters, and a radiator. The sitting room, a spacious 21'10" (6.65m) x 16'8" (5.08m), offers double-aspect views through windows to the rear and side, a Yorkstone fireplace, TV/BT points, two radiators, and ornate ceiling coving. Bedroom one, measuring 16' (4.88m) x 14' (4.27m), is a double-aspect room with windows to the front and side, two radiators, fitted wardrobes, a coved ceiling, and a TV point, complemented by an en suite shower room with a side-facing window, tiled flooring, a pedestal wash hand basin with a mixer tap, a low-level WC, a fully enclosed shower cubicle with an Aqualisa shower, an extractor fan, downlighters, a shaver point, and a radiator. Bedroom two measures 14'1" (4.29m) x 10'3" (3.12m) with a front-facing window, a double radiator, and a telephone point. The bathroom features a suite with a pedestal wash hand basin with a mixer tap, a bath with hand grips and a shower attachment, partly tiled walls, a radiator, a low-level WC, tiled flooring, downlighters, an extractor fan, and a shaver point.

Property Information

-  LEASEHOLD - 125 YEARS FROM 24 JUNE 1998
-  COUNCIL TAX BAND - F £3,382.39
-  NO ONWARD CHAIN
-  TWO BEDROOM APARTMENT
-  15 ACRES OF COMMUNAL GROUNDS
-  TENNIS COURT
-  GYM FACILITIES
-  TWO PARKING SPACES
-  SECURE GATED DEVELOPMENT
-  GREAT TRANSPORT LINKS

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

Grounds

Outside, an electronically operated wrought iron gate at the front boundary opens to a long driveway leading to a circular parking area, elegantly centered around an ornamental fountain. The main building is set within approximately 15 acres of park-like communal grounds, featuring woodland walks, a tennis court, seating areas, and a residents' gymnasium located to the side of the main building. The property also benefits from two allocated parking spaces.

Tenure

Leasehold
 Date : 22 February 2002
 Term : 125 years from 24 June 1998
 Rent : £150 rising to £400

Internet Speed

Ultrafast

Mobile Coverage

5G Voice and data

Transport

Conveniently located near Uxbridge Underground Station, Iver Rail Station, and Denham Rail Station, this area offers multiple commuting options. Travelers will also appreciate the short drive to Heathrow Airport, providing seamless access to both domestic and international flights. Additionally, major road networks such as the M40 and M25 are just minutes away, ensuring excellent connectivity for motorists and enhancing accessibility to a wide range of destinations.

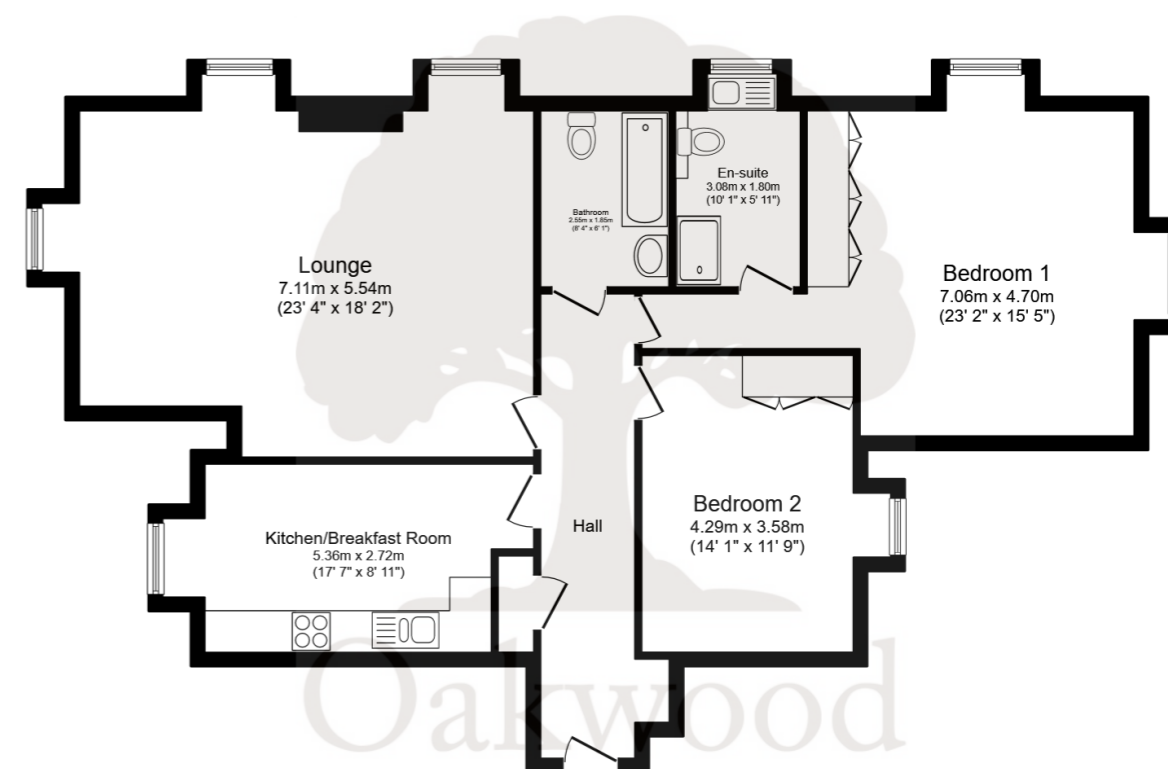
Area

Iver Heath 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 of various local amenities and less than 2 miles from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Iver Heath 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.

Council Tax

Band F

Floor Plan

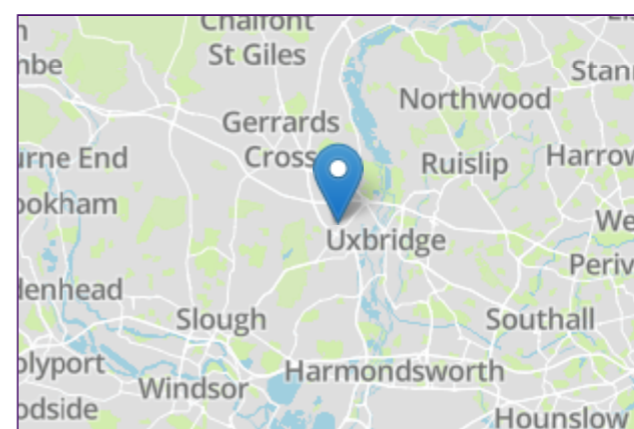


Floor Plan
 Floor area 106.9 m² (1,151 sq.ft.)

TOTAL: 106.9 m² (1,151 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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.



Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92+)	A		
(81-91)	B		
(69-80)	C	74	74
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<small>Not energy efficient - higher running costs</small>			
England, Scotland & Wales		<small>EU Directive 2002/91/EC</small>	