



This rarely available one bedroom first floor apartment features spacious living accommodation, low maintenance charges and a private rear garden.

The property comprises a 14ft living room with access to an east-facing balcony, fitted kitchen with gas cooker and space for freestanding appliances including a dishwasher.










There is a family bathroom and 13ft double bedroom with integrated wardrobes.

The property benefits access to a private rear garden that is mostly laid to lawn, whilst parking is amply available on street, adjacent to the block.

Situated less than a mile from Langley station and within easy reach of local shops and multiple schools, the property would make a fantastic purchase for first time buyers and Buy To Let investors alike.



Property Information

-  RARELY AVAILABLE
-  13FT DOUBLE BEDROOM
-  PRIVATE REAR GARDEN
-  90 YEAR LEASE
-  FITTED KITCHEN WITH GAS COOKER AND DISHWASHER
-  FIRST FLOOR APARTMENT
-  14FT LIVING ROOM WITH BALCONY
-  ON STREET PARKING AVAILABLE ADJACENT TO THE PROPERTY
-  VERY LOW MAINTENANCE CHARGES
-  IDEAL PURCHASE FOR FIRST TIME BUYERS OR BUY TO LET INVESTORS

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| x1 | x1 | x1 | 0 | Y | N |
| Bedrooms | Reception Rooms | Bathrooms | Parking Spaces | Garden | Garage |

Lease Information

Lease term - 90 years remaining
 Ground rent - £10 per year
 Service charge - £77 per month

Rental Return

We propose a monthly rental figure of approx. £1050 - £1100 is achievable

Transport Links

NEAREST STATIONS:

Langley (0.7 mi)
 Datchet (1.8 mi)
 Iver (1.9 mi)

Local Schools

PRIMARY SCHOOLS

Marish Primary School
 0.2 miles away

The Langley Academy Primary
 0.3 miles away

Langley Hall Primary Academy
 0.4 miles away

Foxborough Primary School
 0.5 miles away

SECONDARY SCHOOLS

Langley Grammar School
 0.2 miles away

The Langley Academy
 0.3 miles away

Ditton Park Academy
 1 mile away

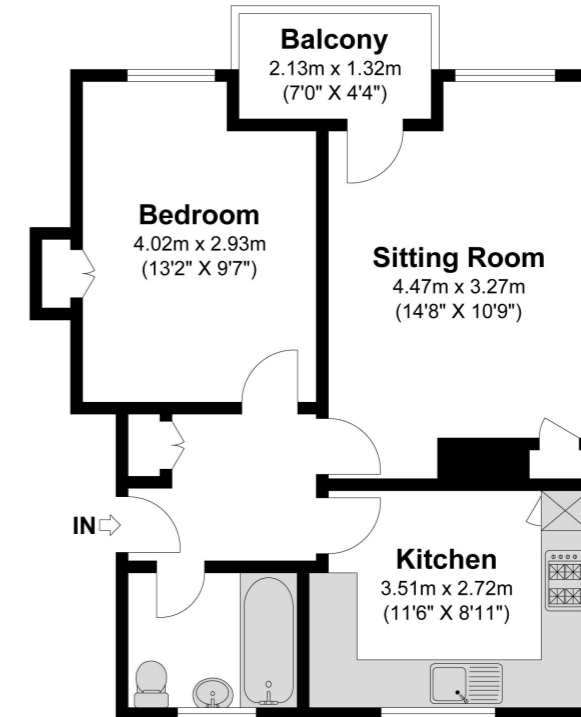
Upton Court Grammar School
 1.3 miles away

Council Tax
 Band B

Floor Plan



Churchill Road
 Approximate Floor Area
 499.66 Square feet 46.42 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.

