











Oakwood Estates proudly presents this spacious two-bedroom flat situated just outside Iver Station (Elizabeth Line/Crossrail) in the tranquil village of Richings Park. This First-Floor property offers a generous living space, a well-equipped kitchen, and convenient access to local amenities.

Nearby beauty spots such as Langley Park and Black Park are just a short drive away.

The flat features an entrance hall with doors leading to all rooms, including a large kitchen (11'4" x 11'8") with ample storage, modern appliances, and skylights; a bright living room (15'4" x 12'4") with front-aspect windows and a feature fireplace; a spacious master bedroom (17'7" x 10'5") with fitted wardrobes; and a second bedroom (9'1" x 7'2") with front-aspect views. The bathroom is fully tiled and includes a walk-in shower, a bath, a skylight, and a heated towel rail, complemented by a separate W.C. with a wash hand basin and laminated wood flooring. This flat combines comfort, practicality, and an excellent location.



## Property Information

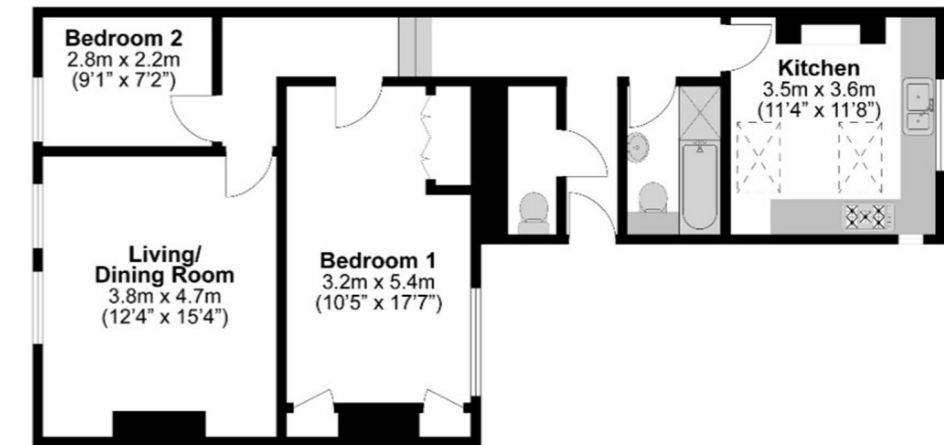
-  LEASEHOLD · 107 YEARS REMAINING
-  2 DOUBLE BEDROOMS
-  LARGE KITCHEN
-  CLOSE TO STATION
-  POTENTIAL LOFT CONVERSION (STPP)
-  COUNCIL TAX BAND C (£2,032 P/YR)
-  BATHROOM
-  NO CHAIN
-  882 SQUARE FEET
-  CLOSE TO SHOPS

					
x2	x1	x2	0	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan

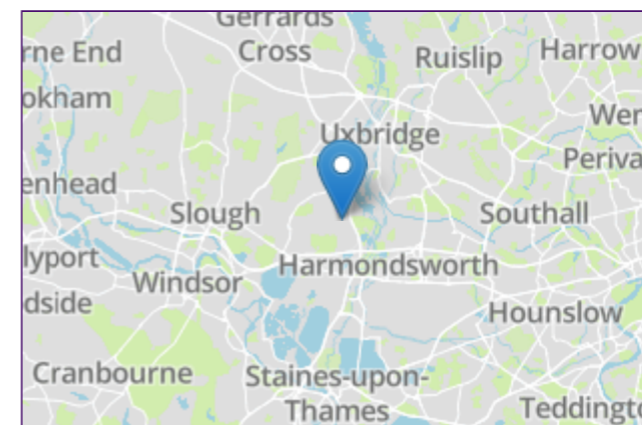


**Total Approximate Floor Area**  
882 Square feet  
82 Square metres



**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.



### Tenure

Leasehold · 107 years remaining

We have been informed by our vendors of the following fees.

Ground Rent - £100 per annum

The insurance is organized by the freeholder and is around £500 per annum.

### Council Tax Band

Band C - C (£2,032 p/yr)

### Rental Income

£1,600 per calendar month.

### Broadband Connectivity

Ultrafast

### Mobile Coverage

5G voice and data

### Transport Links

Nearest stations:

Iver (0.1 miles)

Langley (1.5 miles)

West Drayton (1.6 miles)

### Council Tax

Band C