



This two bedroom ground floor maisonette is offered to the market in great condition throughout and is ideally located within walking distance of local amenities and highly regarded schools, including Holy Family Catholic Primary School just a stone's throw away.

The property benefits from an independent entrance to the side of the development, providing added security and privacy. Spanning ... the property features two generous bedrooms complete with fitted wardrobes, the family bathroom including both a bath and rainfall shower as well as an open plan kitchen fit with an integrated dishwasher and gas cooker and, a spacious family room.

Externally, you can enjoy direct access to the communal garden and parking bays available for residents.

Additionally, with easy access to M4/M25 networks and its low service charge and ground rent, the property makes an ideal purchase for first time buyers and investors alike by offering every day convenience and low ongoing costs. There is also possibility for a lease extension at a varied price.

Property Information

-  TWO BEDROOM GROUND FLOOR MAISONETTE
-  SPACIOUS BEDROOMS WITH FITTED WARDROBES
-  OPEN PLAN KITCHEN WITH INTEGRATED APPLIANCES
-  PARKING BAYS AVAILABLE FOR RESIDENTS

-  PRIVATE ENTRANCE
-  FAMILY BATHROOM FEATURING BATH AND SHOWER
-  DIRECT ACCESS TO COMMUNAL GARDEN
-  LOW SERVICE CHARGE AND GROUND RENT

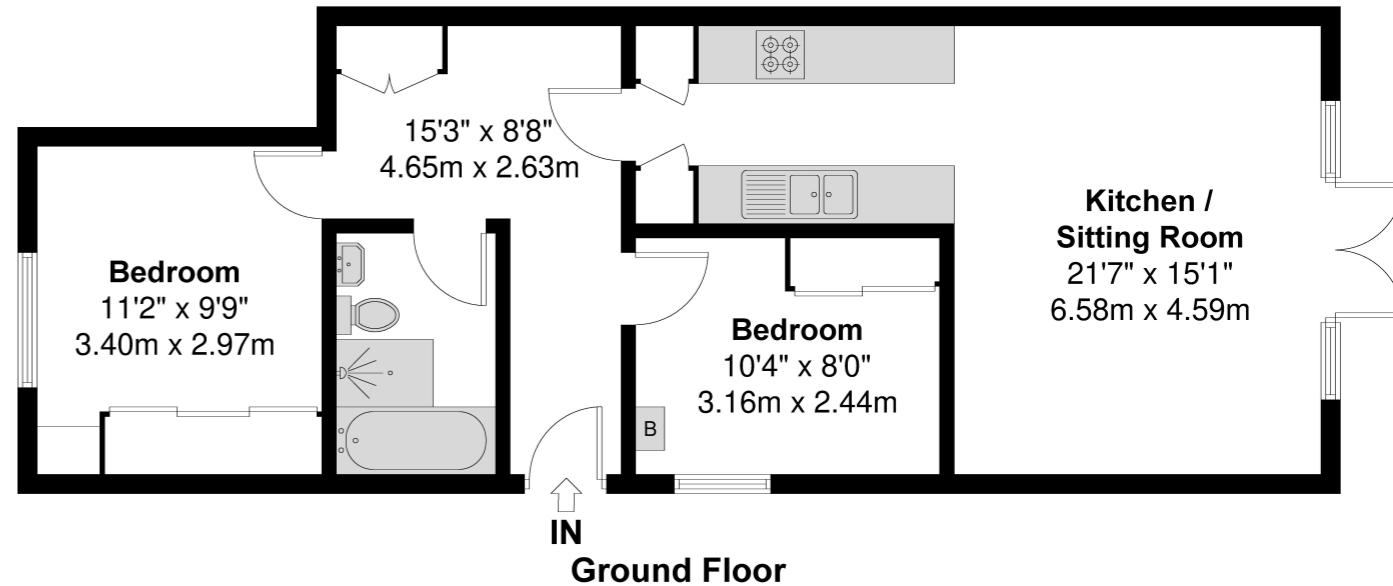
					
x2	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Harrowgate Court

Approximate Floor Area = 57.97 Square meters / 623.98 Square feet



Lease Information

Lease term- 88 years remaining

The lease may be extended for an additional cost. Prospective buyers have the opportunity to extend the lease by 90 years at an estimated cost of £11,300, creating a long lease of 178 years and eliminating ground rent.

Service charge- £1200 per annum

Ground rent- £200 per annum

Langley Hall Primary Academy

0.6 miles

The Langley Academy Primary

0.7 miles

SECONDARY SCHOOLS:

Langley Grammar School

700 yards

The Langley Academy

0.7 miles

Langley Hall Arts Academy 0.9 miles

Ditton Park Academy 1.2 miles June 2017

St Bernard's Catholic Grammar School 1.4 miles

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 Govview.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.

Transport Links

NEAREST STATIONS:

Langley - 0.9 miles

Datchet - 1.7 miles

Iver - 1.9 miles

Local Schools

PRIMARY SCHOOLS:

Holy Family Catholic Primary School

250 yards

Foxborough Primary School

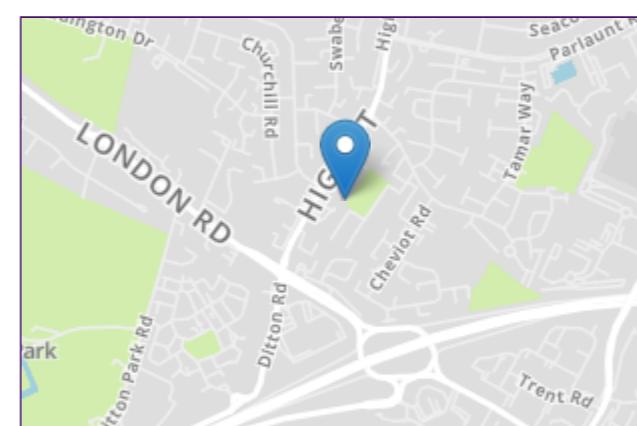
330 yards

Marish Primary School

750 yards

Council Tax

Band B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		
(69-80)	C		
(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			