

Oakwood Estates is delighted to present this spacious three-bedroom ground-floor apartment to the market. Recently redecorated throughout, this property is an excellent investment opportunity, situated in a highly sought-after location just moments from Iver Station.

The apartment features a communal entrance leading to a private front door. Inside, the modern kitchen is fitted with stylish units, offering ample storage along with an integrated cooker, washing machine, and a generously sized fridge/freezer. The open-plan living area is exceptionally spacious, benefiting from underfloor heating, a balcony, and large double-glazed windows that provide an abundance of natural light. The newly refurbished bathroom boasts a contemporary three-piece suite, including a WC, fitted sink, and a bath with a large overhead shower. The master bedroom is well-proportioned, featuring neutral décor and its own balcony. The second bedroom is a comfortable double with large double-glazed windows, while the third bedroom is a good-sized single with an additional electric heater.

VIDEO TOUR AVAILABLE





## Property Information

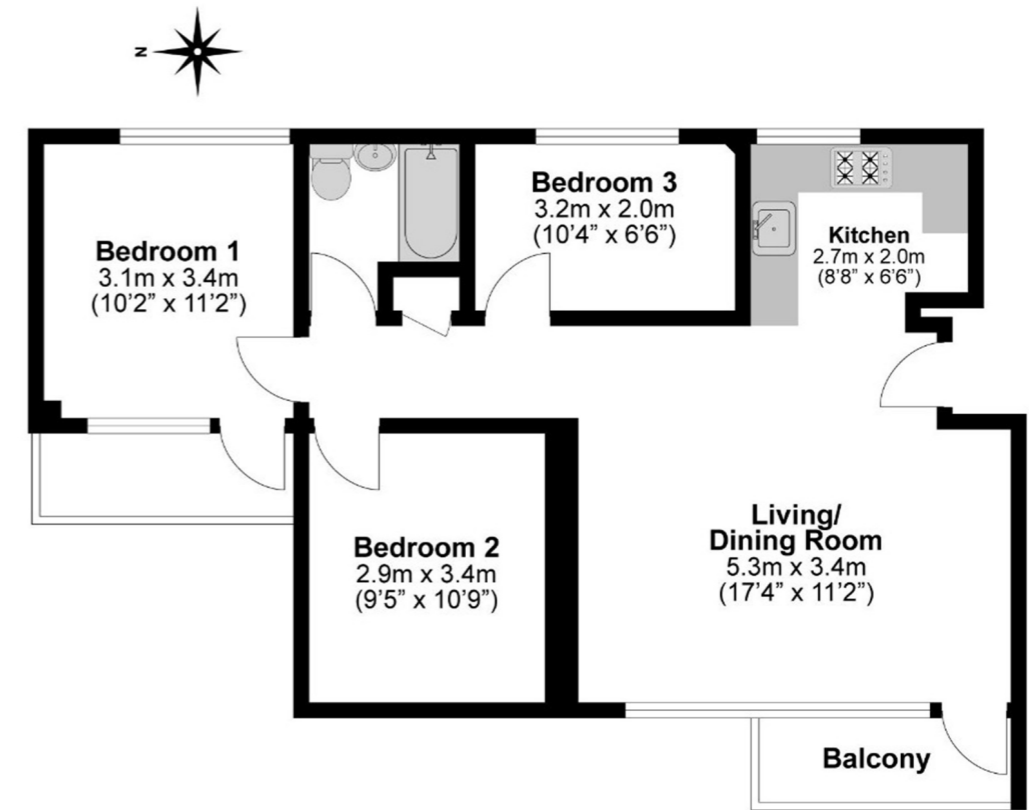
-  SHARE OF FREEHOLD - 984 YEARS REMAINING
-  EPC RATING - 42 (E) POTENTIAL 71 (C)
-  THREE BEDROOM GROUND FLOOR APARTMENT
-  PARKING AVAILABLE
-  TWO BALCONIES WITH NEUTRAL DÉCOR
-  SERVICE CHARGE - £1,718.10 PER YEAR
-  COUNCIL TAX BAND - C (£1,692 P/YR)
-  NEWLY REDECORATED THROUGHOUT
-  SUPERB ACCESS TO LONDON VIA IVER STATION
-  RENTAL INCOME APPROX. £1700 PCM

					
x3	x2	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

## Floor Plan



**Total Approximate Floor Area**  
764 Square feet  
71 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.

### Leasehold

Lease term remaining - 984 years  
Start Date - 01 November 2005  
End Date - 01 November 3004

### Service Charge

Service Charge - £1,718.10 per year

### Charages

The current owners have informed us that there will be two payments of approximately £3,500 each for the installation of a new lift in the building. The vendors have already paid £3,800 towards this. We are currently awaiting confirmation regarding these details.

### EPC Rating

EPC Rating - 42 (E) Potential 71 (C)

### Council Tax Band

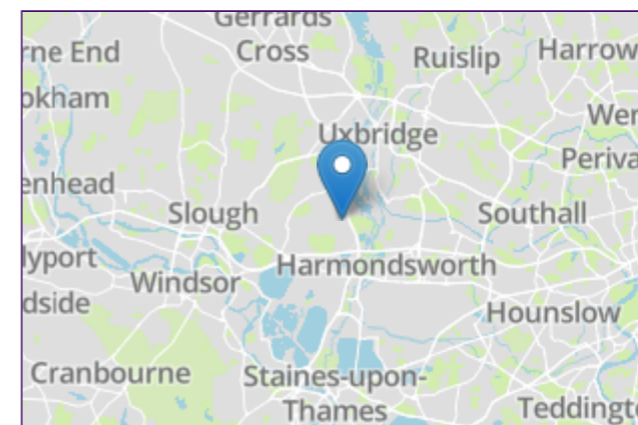
Council Tax Band - C (£1,692 p/yr)

### Rental Income

£1,700 per calendar month.

### Broadband Connectivity

Ultrafast



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		75
(55-68)	D		
(39-54)	E	52	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			