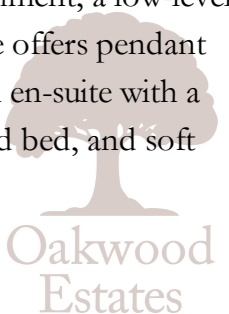


Oakwood Estates is pleased to present this spacious ground-floor apartment to the market with no onward chain. This property features two bedrooms, two bathrooms, and a bright reception room, all built to a high standard by Kebbel Homes. Nestled within gated grounds, the apartment also benefits from two private patio areas, offering a blend of comfort and security.

Upon entering the property, you are welcomed into a well-lit entrance hallway featuring ceiling lights, a phone entry system, and wooden flooring. From here, doors lead to a storage cupboard, two bedrooms, a family bathroom, and the living room. The living room boasts natural light from dual-aspect windows and French doors that open onto a patio. It includes pendant lighting, space for a three-piece suite, a feature fireplace, and carpeted flooring, with an open plan connection to the kitchen. The kitchen is stylishly designed with downlights, shaker-style wall-mounted, tower, and base units, a sink and drainer with a mixer tap, and integrated appliances, including a fridge/freezer, oven, hob, and dishwasher. The floor is finished with durable tiles. The family bathroom is partially tiled and comprises a bath with a shower attachment, a low-level WC, a hand wash basin with a mixer tap, and a cupboard housing the boiler. Bedroom one offers pendant lighting, French doors leading to a private patio, space for a king-sized bed, and a modern en-suite with a shower. Bedroom two features pendant lighting, a built-in wardrobe, space for a king-sized bed, and soft carpeted flooring.





## Property Information

-  LEASEHOLD - 125 YEARS FROM 25/12/2005.
-  NO CHAIN FOR A QUICK SALE.
-  TWO BATHROOMS
-  TWO PATIOS
-  FLAT WALK TO THE VILLAGE CENTER
-  COUNCIL TAX BAND D - £2,176
-  TWO BEDROOMS
-  LARGE LIVING ROOM
-  GATED GROUNDS
-  GOOD TRANSPORT LINKS

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

### Outside

The property features two generously sized private patios, perfect for outdoor entertaining, relaxing, or enjoying al fresco dining. These spaces provide an ideal extension of the indoor living areas, allowing you to make the most of the outdoors in comfort and privacy.

Nestled within securely gated grounds, the property offers a sense of exclusivity and peace of mind. Residents benefit from a designated parking space, ensuring convenient and hassle-free access to their home. The well-maintained communal areas within the gated complex further enhance the appeal of this exceptional property.

### Tenure

Leasehold - 125 years from 25/12/2005.  
 Service Charge - £141 per month.  
 Ground Rent - £140 per year.

### Mobile Coverage

5G Voice and data

### Internet Speed

Ultrafast

### Area

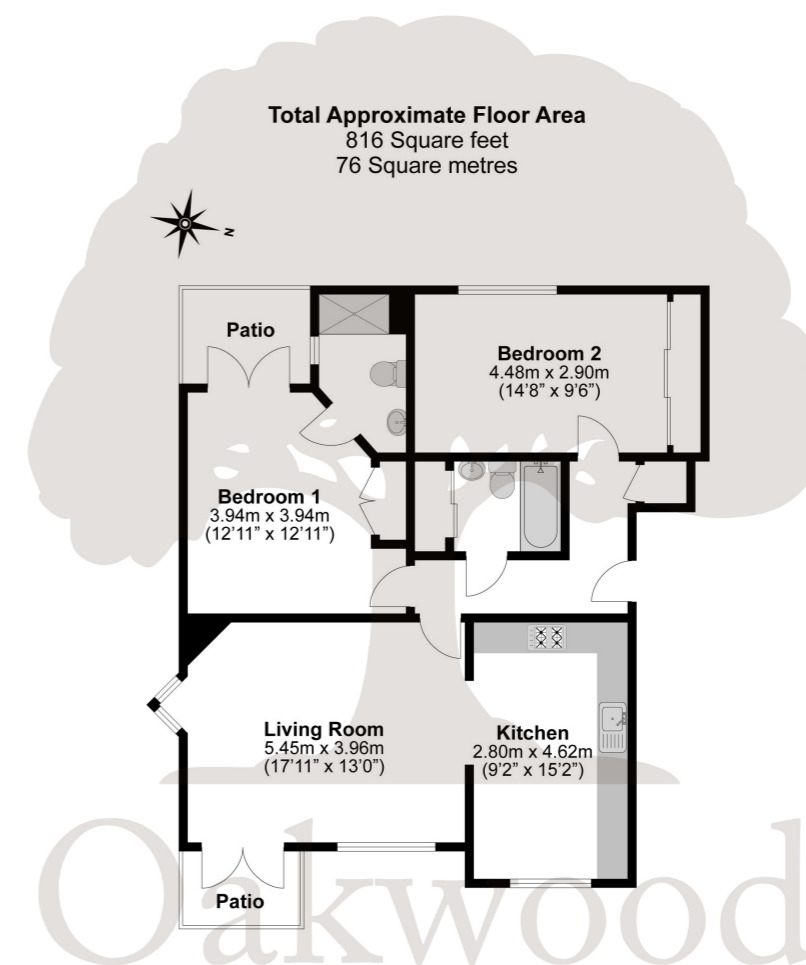
Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4) and Heathrow Airport is just a short drive away.

In terms of education, Iver Village boasts an array of state and independent schools. It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

### Council Tax

Band D

## Floor Plan



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.

