



Occupying the first floor of an attractive early 1900's building on Langley High Street, Marish Court is one of the largest apartments the area has ever seen, spanning 936 square ft. Just a five minute walk from Langley Station, this immaculately presented and newly renovated home combines generous proportions and period character.

The property's standout feature is its two reception rooms, a rare find in apartments. The 18ft living room offers a grand living space with original fireplace and sash windows enjoying serene views over the expansive greenery of Langley Park, whilst the second 14ft reception room offers a large space for dining furniture and leads to a separate kitchen.

The kitchen has been thoroughly modernised with stylish grey cupboards, complemented by modern marble-effect worktops and gold finishes. Integrated appliances include a fridge, electric hob and oven, slimline dishwasher and washing machine. The kitchen is flooded with light through its triple-aspect windows.

Two double bedrooms including a master measuring 13ft with built-in storage, ensure ample space for professionals or young families, complete with a spacious and modern fully-tiled bathroom.

With its fantastic rare size combined with a prime location close to nearby schools, this property presents a unique opportunity to secure an immaculately presented home in the heart of Langley village.

Property Information

- 2/3 BEDROOM FIRST FLOOR APARTMENT
- WALKING DISTANCE TO LANGLEY STATION AND LOCAL SCHOOLS
- LOW SERVICE CHARGE
- THREE PIECE FAMILY BATHROOM
- TWO SPACIOUS RECEPTION ROOMS

- GREAT CONDITION THROUGHOUT
- VERY LONG LEASE IN EXCESS OF 900 YEARS
- GENEROUS BEDROOMS WITH INTEGRATED STORAGE
- MODERN KITCHEN WITH INTEGRATED WHITE GOODS
- GATED DEVELOPMENT

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

Lease Information

The property holds a Share of Freehold.

A service charge of £200 per month is paid to Marish Court (Langley) Limited where residents can contribute to regular committee meetings.

Rental Return

We propose an estimated rental income of £1800-1850 is achievable per calendar month.

Transport Links

NEAREST STATIONS:

Langley - 730 yards

Iver - 1.6 miles

Datchet - 2.1 miles

Local Schools

PRIMARY SCHOOLS:

Marish Primary School

250 yards

Langley Hall Primary Academy

280 yards

The Langley Heritage Primary

680 yards

Foxborough Primary School

half a mile

The Langley Academy Primary
0.5 miles

SECONDARY SCHOOLS:

Langley Grammar School
850 yards

The Langley Academy
850 yards

Langley Hall Arts Academy
0.5 miles

Ditton Park Academy
1.3 miles

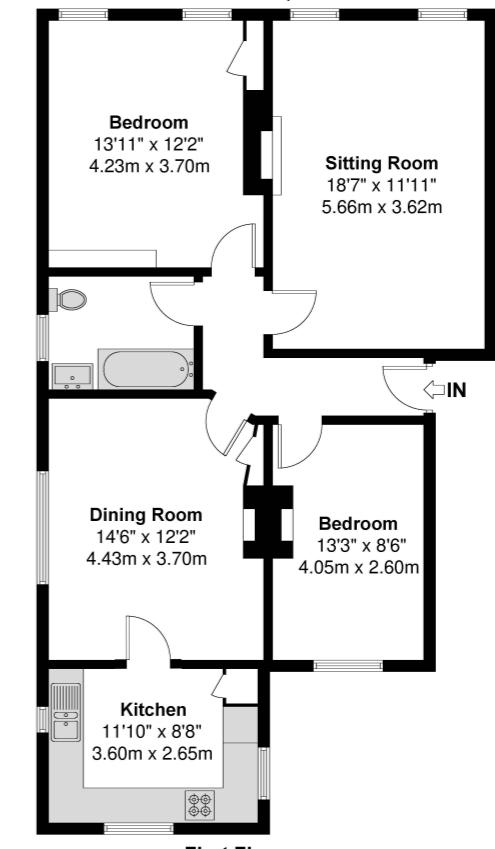
St Bernard's Catholic Grammar School
1.4 miles

Council Tax

Band C



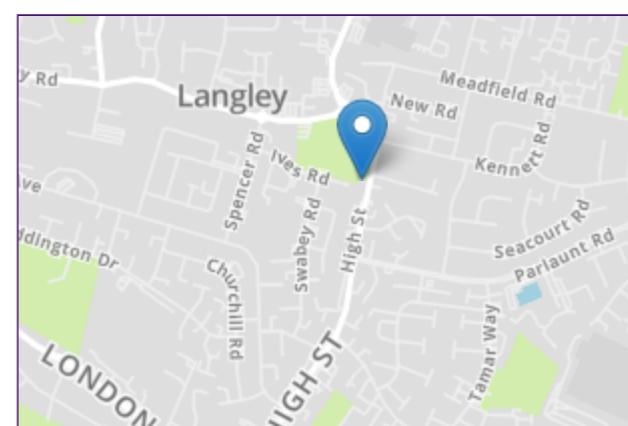
Marish Court
Approximate Floor Area = 86.95 Square meters / 935.92 Square feet



First Floor

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	72	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	