

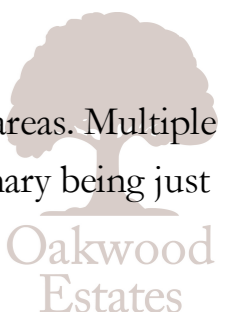


This spacious two bedroom property, situated on the first floor, is stretched across an impressive 723 square ft and benefits two bathrooms including an en-suite shower accessible via the master bedroom.

Situated a short walk from Langley station, the property poses the perfect location for commuters, or a buy-to-let investment, and is offered to the market in already vacant possession, with a long chain of 116 years.

The property features a large 24ft open-plan living room/kitchen, two double bedrooms including en-suite shower to master, and a family bathroom. There are multiple storage options including large cupboards and fitted wardrobes.

Externally there is one allocated parking space and well-kept communal green areas. Multiple local schools are within walking distance, including The Langley Heritage Primary being just 0.3 miles away.



Property Information

-  MODERN FIRST FLOOR APARTMENT
-  24FT OPEN-PLAN LIVING ROOM/KITCHEN
-  LONG LEASE OF 116 YEARS
-  MULTIPLE STORAGE OPTIONS
-  0.3 MILES TO THE LANGLEY HERITAGE PRIMARY SCHOOL
-  TWO DOUBLE BEDROOMS
-  EN-SUITE SHOWER AND FAMILY BATHROOM
-  WALKING DISTANCE TO LANGLEY STATION
-  NO ONWARD CHAIN
-  ONE ALLOCATED PARKING SPACE

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

Floor Plan

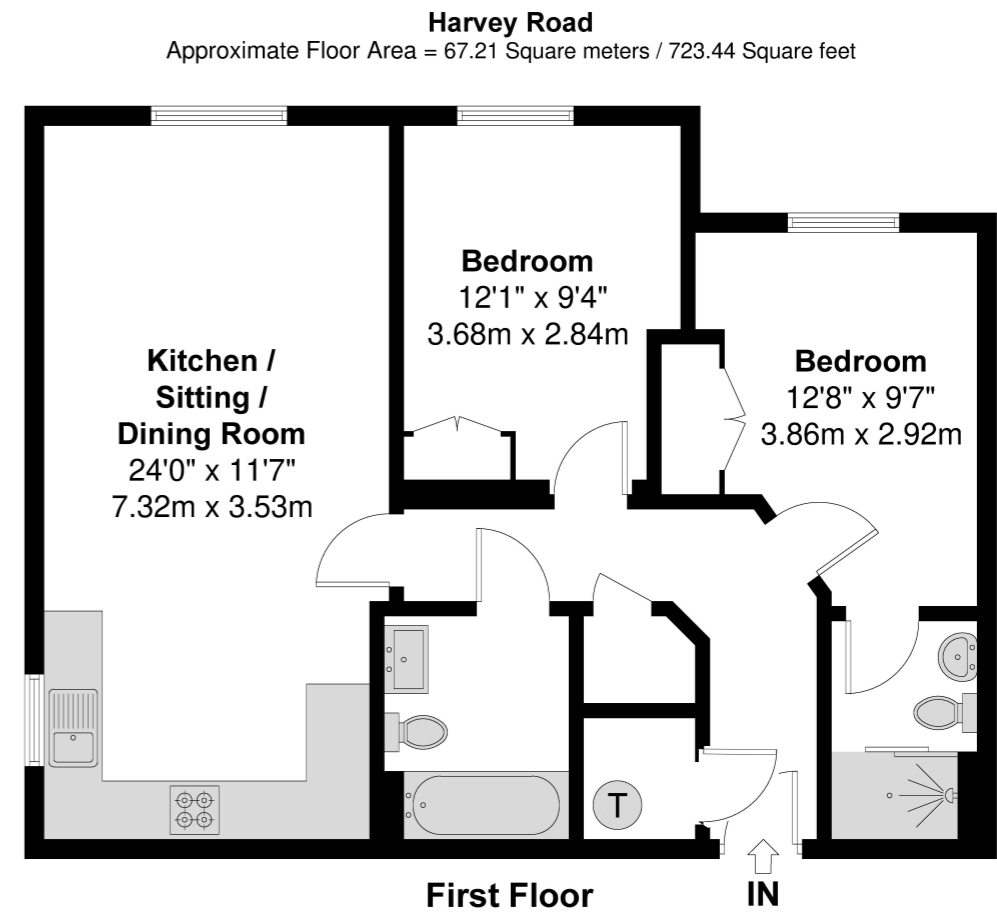


Illustration for identification purposes only, measurements are approximate, not to scale.

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 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.

Lease Information

Length of Lease - 125 years from 2015, 116 years remaining
 Service Charge - Previous years varied between £1400-£2000 per annum
 Ground Rent - £300 per annum

Rental Income

We propose approx. £1400pcm is achievable in rent for this property

Transport Links

NEAREST STATIONS:

Langley (Berks) - 0.5 miles
 Iver - 1.3 miles
 Slough - 2.4 miles

Local Schools

PRIMARY SCHOOLS

The Langley Heritage Primary
 0.3 miles

Langley Hall Primary Academy
 0.5 miles

Marish Primary School
 0.7 miles

Foxborough Primary School
 0.8 miles

The Langley Academy Primary

0.8 miles

Holy Family Catholic Primary School
 0.9 miles

Ryvers School
 1.1 miles

SECONDARY SCHOOLS

Langley Hall Arts Academy
 0.6 miles

The Langley Academy
 0.7 miles

Langley Grammar School
 0.8 miles

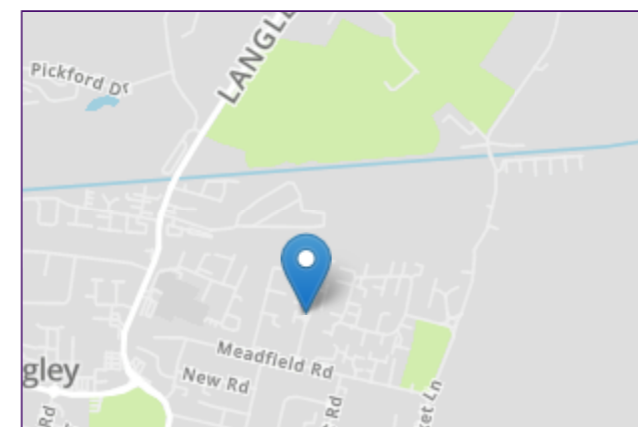
St Bernard's Catholic Grammar School
 1.6 miles

Ditton Park Academy
 1.6 miles

Upton Court Grammar School
 1.8 miles

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B	82	82
(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	