

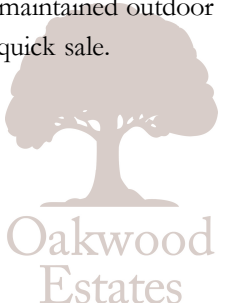


Conveniently located within a private gated development close to multiple local amenities and adjacent to Langley Leisure Centre is this superbly presented one bedroom ground floor apartment offering stylish living space suitable as a starter home.

The modern kitchen features a good range of high gloss cupboards complemented by granite worktops, gas cooker and some other integrated appliances including fridge freezer and dishwasher.

The spacious 21ft open plan living area features large windows and provides ample space for dining furniture. There is a generous double bedroom benefitting from fitted wardrobes and contemporary three piece bathroom.

Externally one allocated parking space can be found in the secure gated car park as well as a large beautifully maintained outdoor communal garden area. The property is offered to the market with no onward chain inviting a very quick sale.



Property Information

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GROUND FLOOR APARTMENT
- 

CHAIN FREE INVITING A QUICK SALE
- 

OPEN PLAN KITCHEN & LIVING ROOM
- 

GATED DEVELOPMENT
- 

WALKING DISTANCE TO LANGLEY STATION
- 

ONE DOUBLE BEDROOM
- 

EXCELLENT CONDITION THROUGHOUT
- 

COMMUNAL GARDEN AND ALLOCATED PARKING
- 

ADJACENT TO LANGLEY LEISURE CENTRE
- 

PERFECT FOR FIRST TIME BUYERS



x1

Bedrooms



x1

Reception Rooms



x1

Bathrooms



x1

Parking Spaces



Y

Garden



N

Garage

Lease Information

Length of Lease - 118 years
Ground Rent - £250.00 per year.
Service Charge - £1,615.30 per year.
Building Insurance - £182.89 per year.

Rental Return

We estimate a monthly rental return of £1300

Transport Links

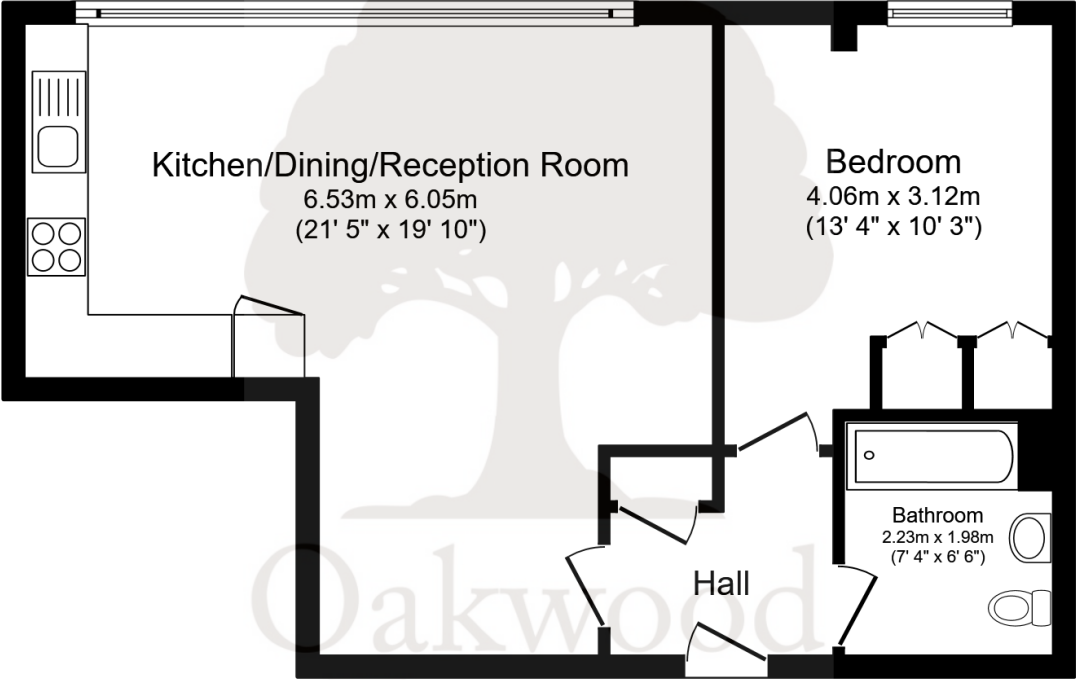
NEAREST STATIONS:

Langley Station - 0.7 miles
Iver Station - 1.3 miles
Datchet Station - 2.3 miles

Council Tax

Band C

Floor Plan



Floor Plan
Floor area 51.1 sq.m. (550 sq.ft.)

Total floor area: 51.1 sq.m. (550 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](#)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	78	78
(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	

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