

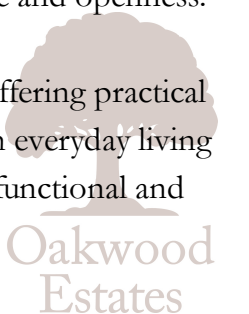


Oakwood Estates are delighted to present this exceptionally well-presented and superbly situated one-bedroom third-floor penthouse apartment, offering modern and convenient living in the heart of Iver. Ideally located within easy walking distance of a wide range of local shops, cafés, restaurants, and everyday amenities, the property also benefits from close proximity to Iver Train Station, providing swift and direct connections into London and surrounding areas. This makes the apartment particularly appealing to commuters, professionals, and those seeking excellent transport accessibility while enjoying the benefits of a well-connected residential setting.

The accommodation has been thoughtfully arranged to maximise both space and natural light, creating a bright and welcoming atmosphere throughout. At the heart of the property is a generously proportioned open-plan lounge and kitchen area, designed with modern living in mind. The spacious reception area offers excellent versatility, providing ample room for comfortable seating, dining, and entertaining. Large windows allow an abundance of natural light to flood the room, further enhancing the sense of space and openness.

The kitchen has been neatly fitted with a range of contemporary units and work surfaces, offering practical storage solutions and preparation space. Its open-plan configuration makes it ideal for both everyday living and social occasions, seamlessly connecting the living and dining areas to create a highly functional and sociable environment.

The apartment also benefits from a stylish and well-appointed shower room, finished with modern fixtures.



Property Information

Floor Plan

	LEASEHOLD PROPERTY - 144 YEARS REMAINING		COUNCIL TAX BAND C (£2,245 P/YR)
	NO CHAIN		PENTHOUSE APARTMENT
	CLOSE TO IVER STATION (ELIZABETH LINE)		CLOSE TO LOCAL MOTORWAYS
	OPEN-PLAN KITCHEN/DINING/FAMILY ROOM		MODERN SHOWER ROOM
	IDEAL FOR 1ST TIME BUYERS		

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

Tenure

Leasehold · 144 years remaining
Ground Rent - £320
Service Charge £1,865

Council Tax Band

C (£2,245 p/yr)

Mobile Coverage

5G Voice and data

Internet Speed

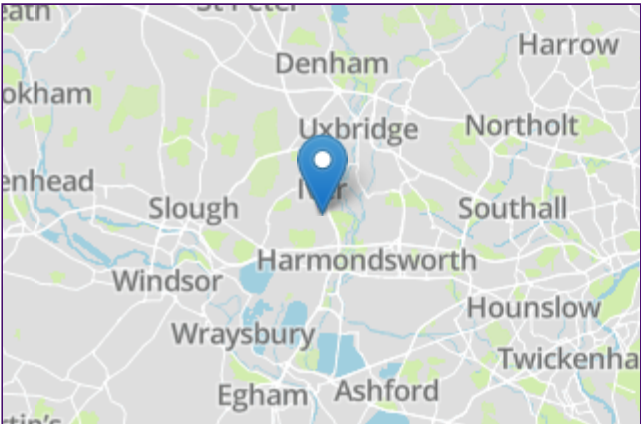
Ultrafast

Local Area

Richings Park is located in the county of Buckinghamshire, South East England, four miles east of the major town of Slough and 16 miles west of London. Located within walking distance of various local amenities and less than a mile from Iver train station (Crossrail), with trains to London, Paddington, and Oxford. The local motorways (M40/M25/M4) and Heathrow Airport are just a short drive away. Richings Park has an excellent choice of state and independent schools. The area is well served by sporting facilities and the countryside, including Black Park, Langley Park, and The Evreham Sports Centre. The larger centres of Gerrards Cross and Uxbridge are also close by. There is a large selection of shops, supermarkets, restaurants, and entertainment facilities, including a multiplex cinema and a Gym.

Council Tax

Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(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	