













Situated within the gated Sovereign Heights development, built in 2004, this second floor apartment is offered to the market in good condition throughout and with the added advantage of no onward chain, inviting a quick and uncomplicated move.

The property comprises a spacious entrance hall, large open plan kitchen and living space benefitting for a juliette balcony and the primary three piece bathroom. Two double bedrooms sit towards the front of the property, with the master further benefiting from an ensuite shower room.

Externally, there is well maintained communal green, one allocated parking space and ample visitor spaces available.

The apartment is ideally located within easy reach of Heathrow Airport as well as local Langley schools and its Elizabeth Line station.

Oakwood Estates

# Property Information

- SECOND FLOOR APARTMENT
- TWO DOUBLE BEDROOMS
- VERY LONG LEASE IN EXCESS OF 900 YEARS
- CLOSE PROXIMITY TO HEATHROW AIRPORT
- GATED DEVELOPMENT BUILT IN 2004
- TWO BATHROOMS INCLUDING AN EN SUITE
- IDEAL FOR FIRST TIME BUYERS OR AS INVESTMENT
- ALLOCATED AND VISITOR PARKING AVAILABLE

Oakwood Estates

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

## Lease Information

Term- There are approximately 965 years remaining on the lease
Service Charge- £1800 per annum
Ground Rent- £550 bi-annually

## Transport Links

NEAREST STATIONS:

Langley - 1.2 miles
Sunnymead - 1.5 miles
Dtachet - 1.7 miles

## Local Schools

PRIMARY SCHOOLS

Foxborough Primary School
0.1 miles away

Holy Family Catholic Primary School
0.4 miles away

Marish Primary School
0.6 miles away

Langley Hall Primary Academy
0.8 miles away

SECONDARY SCHOOLS:

Langley Grammar School
0.7 miles away

The Langley Academy
0.9 miles away

St Bernard's Catholic Grammar School
1.7 miles away

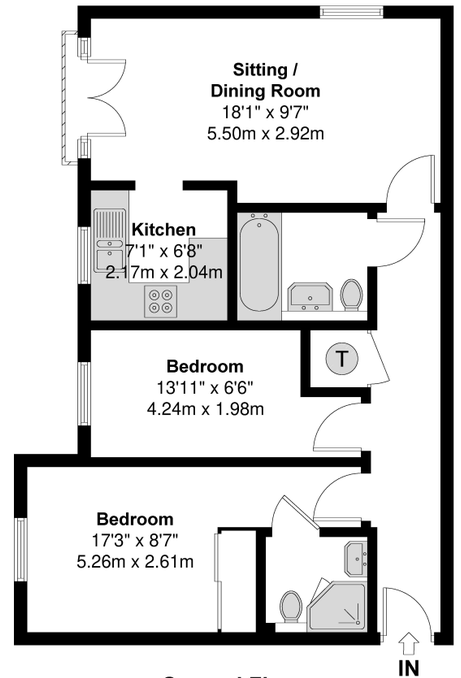
Churchmead Church of England (VA) School
1.8 miles away

## Council Tax

Band C

# Floor Plan

**Soveriegn Court**
Approximate Floor Area = 55.68 Sq m / 599.33 Sq ft




Second 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 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.

