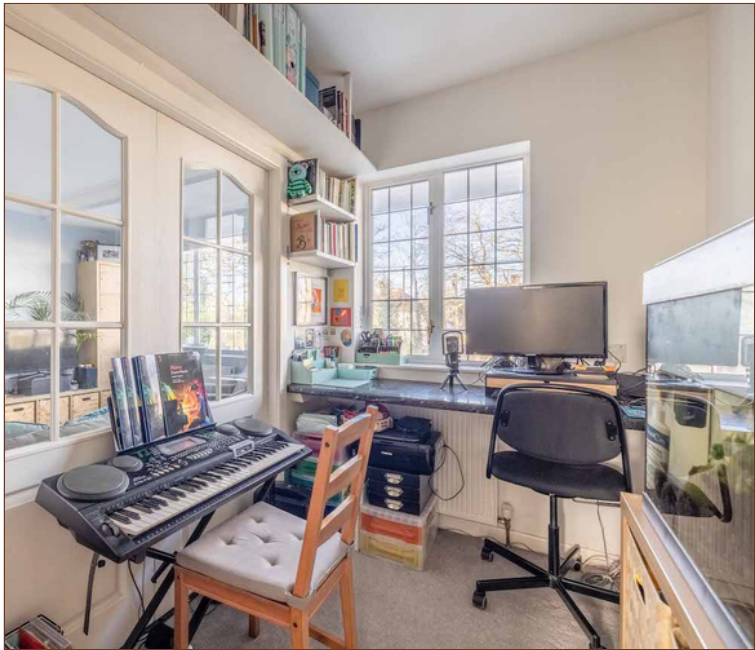




Oakwood Estates proudly presents this beautifully updated first-floor apartment, offering stylish modern living combined with convenience and practicality. The property boasts two generously sized bedrooms, two versatile reception rooms, driveway parking, and a large rear garden, providing an ideal balance of indoor and outdoor space. The property is also offered to the market with no onward chain and is sold with a 999-year leasehold and a share of the freehold (1/4 share of the four-maisonette building). Further benefits include no ground rent and no maintenance fees, making this an exceptional opportunity for buyers seeking a low-maintenance home.

Situated in a highly desirable location, the apartment is within easy walking distance of local shops and amenities, while nearby train stations and major motorway links provide excellent transport connections for commuters. This impressive home is perfectly suited for those seeking a peaceful setting without compromising on accessibility.

The property is accessed via a private entrance stairway leading to a spacious first-floor hallway, where high ceilings and a sense of space immediately become apparent. The hallway provides access to all principal rooms.

Bedroom two is a well-presented double bedroom featuring elegant pendant lighting, a front aspect window allowing plenty of natural light, and ample room for a double bed and wardrobe. The room is finished with comfortable carpet flooring.

The second reception room offers excellent flexibility and can be adapted to suit a variety of needs. Currently used as a music room, this versatile space could also make an ideal home office, hobby room, or occasional third bedroom. The room benefits from a front-facing window, double doors opening into the main living room, and carpet flooring.

The spacious living room provides a welcoming and comfortable environment, featuring a semi-bay window overlooking the front aspect, a charming feature fireplace, and plenty of room for both lounge and dining furniture. The abundance of natural light and character features create a wonderful space for relaxing and entertaining.

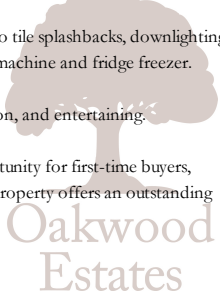
The main bedroom is positioned at the rear of the property and enjoys views over the garden. This spacious room includes pendant lighting, a built-in wardrobe, ample space for a king-sized bed, and soft carpet flooring.

The modern shower room is fully tiled and fitted with a large shower enclosure, low-level WC, wash hand basin, heated towel rail, and a frosted window providing privacy while allowing natural light.

Completing the accommodation is the well-appointed kitchen, designed with both style and practicality in mind. The kitchen features a range of wall and base units, metro tile splashbacks, downlighting, a rear aspect window overlooking the garden, an integrated oven and hob with extractor fan, stainless steel sink with mixer tap, and designated spaces for a washing machine and fridge freezer.

Externally, the property benefits from driveway parking to the front and a generously sized rear garden, offering the perfect space for outdoor dining, relaxation, and entertaining.

Combining modern updates, generous accommodation, excellent outdoor space, and an enviable location, this exceptional apartment represents an excellent opportunity for first-time buyers, downsizers, or investors alike. With the added benefits of a 999-year leasehold, share of the freehold, no ground rent, no maintenance fees, and no onward chain, this property offers an outstanding combination of value, convenience, and peace of mind.



Property Information

-  LEASHOLD PROPERTY
-  TWO/THREE BEDROOMS
-  TWO PARKING SPACE
-  UPDATED AND BEAUTIFULLY PRESENTED BY CURRENT OWNERS
-  CLOSE TO LOCAL AMENITIES AND SHOPS
-  COUNCIL TAX BAND - C (£2,032 P/YR)
-  ONE/TWO RECEPTIONS
-  GARDEN
-  GOOD AIRPORT & MOTORWAY LINKS
-  NO ONWARD CHAID



x2

Bedrooms



x2

Reception Rooms



x1

Bathrooms



x2

Parking Spaces



Y

Garden



N

Garage

Tenure

Share Freehold · 105 years remaining (22/12/2130)
In the process of increasing to 999 years.
No ground rent, no maintenance fees, no chain.

Council Tax Band

C (£2,032 p/yr)

Mobile Coverage

5G Voice and data

Internet Speed

Ultrafast

Satellite / Fibre TV Availability

BT, Sky, and Virgin

Local Area

Iver Heath 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 2 miles 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. Iver Heath 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 centers 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 Gym.

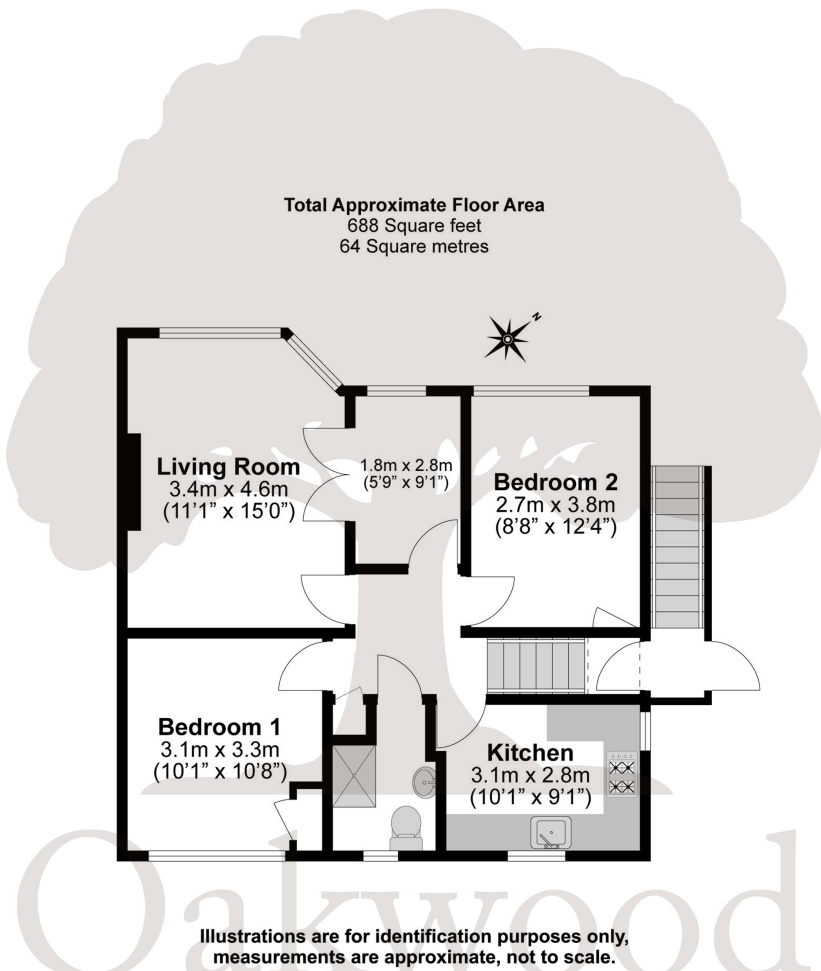
Transport Links

The property is conveniently located just 2.05 miles from Uxbridge Underground Station, 2.26 miles from Iver Rail Station, and 2.95 miles from Denham Rail Station, ensuring excellent transport links. Heathrow Airport is a manageable 10.2 miles away, ideal for frequent travelers. For drivers, the M40 is only 2 miles away, and the M25 is within easy reach at just 3 miles, providing seamless connectivity to major destinations.

Council Tax

Band C

Floor Plan



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.

