



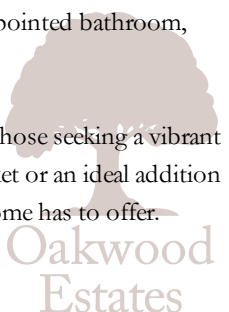
Oakwood Estates are delighted to present this well-positioned first-floor, one-bedroom apartment within the sought-after Universal House, nestled in the heart of Iver village. This leasehold property offers 116 years remaining on the lease and is available with no onward chain, making it a fantastic opportunity for first-time buyers or investors alike. Boasting a good-sized open-plan kitchen and reception room, a double bedroom complete with a fitted wardrobe, and a sleek bathroom, this apartment delivers comfortable living in a convenient location.

Situated within easy walking distance of Iver Station, residents benefit from direct access to the Elizabeth Line, providing excellent transport links to London and beyond. The village itself offers a welcoming community atmosphere, with a variety of local shops, cafes, and amenities close by, ensuring everything you need is within reach. Additionally, the property falls within Council Tax Band C, with an annual charge of approximately £2,286, reflecting its position within a desirable area yet affordable living costs.

Upon entry, you are greeted by a bright and spacious open-plan kitchen and reception room that serves as the heart of the home. The modern kitchen is fitted with ample storage and workspace, seamlessly blending into the living area, perfect for relaxing or entertaining guests. Natural light floods the space, enhancing the airy and welcoming environment. The good-sized accommodation makes this apartment feel more expansive than typical one-bedroom properties, offering flexibility for everyday living.

The double bedroom benefits from a fitted wardrobe, providing practical storage solutions while maintaining a clean and uncluttered feel. Its size comfortably accommodates bedroom furniture, making it a restful retreat at the end of the day. Adjacent is the well-appointed bathroom, featuring contemporary fixtures and a clean design for a functional yet stylish space.

This first-floor apartment within Universal House combines modern convenience and comfort, positioned perfectly for those seeking a vibrant yet peaceful lifestyle. With no onward chain and a substantial lease, it represents an appealing entry into the property market or an ideal addition to any portfolio. Viewing is highly recommended to fully appreciate the qualities and location that this charming home has to offer.



Property Information

-  LEASEHOLD PROPERTY 116 YEARS REMAINING
-  FIRST-FLOOR APARTMENT
-  OPEN-PLAN KITCHEN/RECEPTION
-  GOOD-SIZED ACCOMMODATION
-  WALKING DISTANCE TO IVER STATION

-  COUNCIL TAX BAND C £2,286
-  ONE DOUBLE BEDROOM
-  FITTED BEDROOM WARDROBE
-  116 YEARS LEASE REMAINING
-  NO ONWARD CHAIN

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

Tenure

Leasehold Property
Lease Start Date - 24 Sep 2018
Lease End Date - 01 Jan 2143
Lease Term - 125 years from 1 January 2018
Lease Term Remaining - 116 years

Fees
Ground Rent £250 per year.
Service Charge £1,150 per year.

Council Tax Band
Band C £2,286

Mobile Coverage
5G Voice and Data

Broadband
Ultrafast

Satellite / Fibre TV Availability
BT
Sky

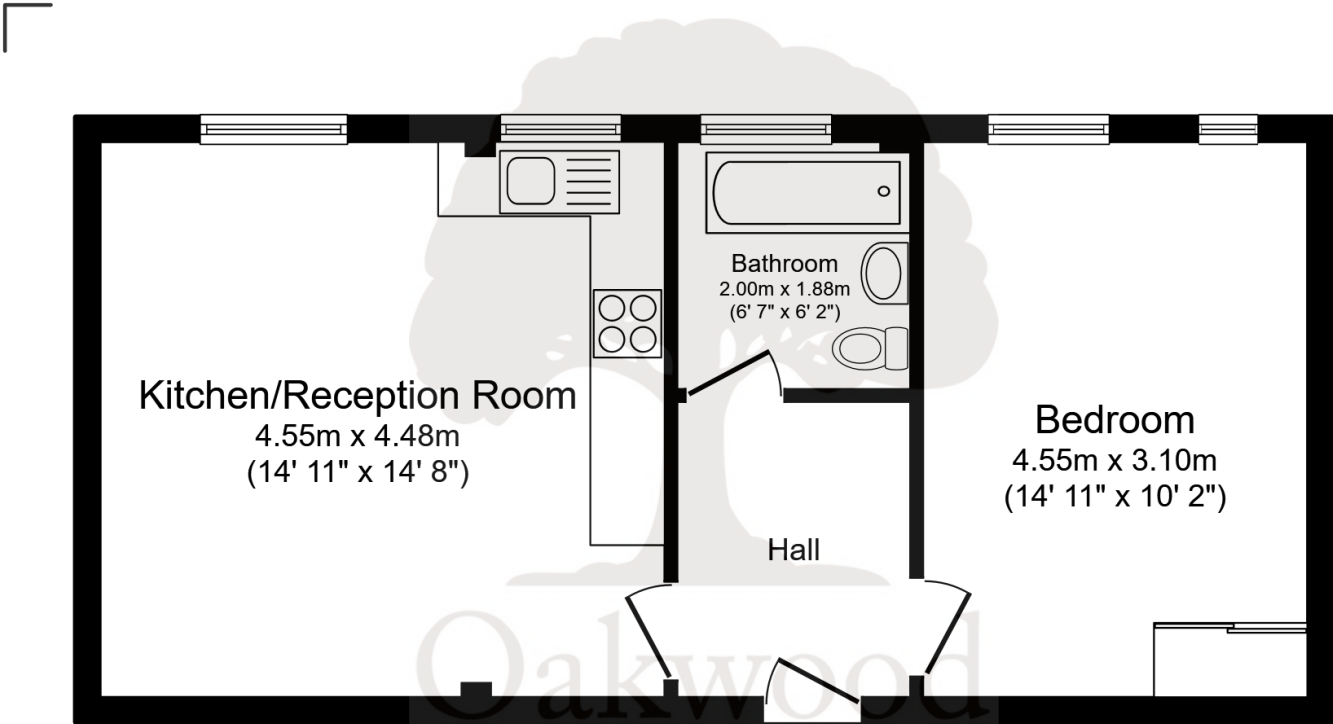
Transport

Iver Rail Station is within easy reach, while London Heathrow Airport is conveniently accessible. Uxbridge Underground Station is also a short distance away, and the property benefits from excellent road links, with the M4, M40, and M25 all easily accessible for commuting and travel.

Area
Iver Village lies in Buckinghamshire, South East England, positioned four miles east of the bustling town of Slough and 16 miles west of London. Situated within walking distance of various local amenities, it's less than a mile from Iver train station (part of Crossrail), offering convenient access to London, Paddington, and Oxford. The area is easily accessible via the nearby motorways (M40/M25/M4), and Heathrow Airport is just a short drive away.
It's also well-equipped with sporting facilities and surrounded by picturesque countryside, including Black Park, Langley Park, and The Evreham Sports Centre. Nearby, larger centres like Gerrards Cross and Uxbridge offer additional amenities, including a diverse selection of shops, supermarkets, restaurants, and entertainment options such as a cinema and gym.

Council Tax
Band C

Floor Plan



Floor Plan

Total floor area: 44.9 sq.m. (484 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](#)

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