

Parsons Road, Langley, Berkshire, SL3 7GU

£279,000

Leasehold

b simmons

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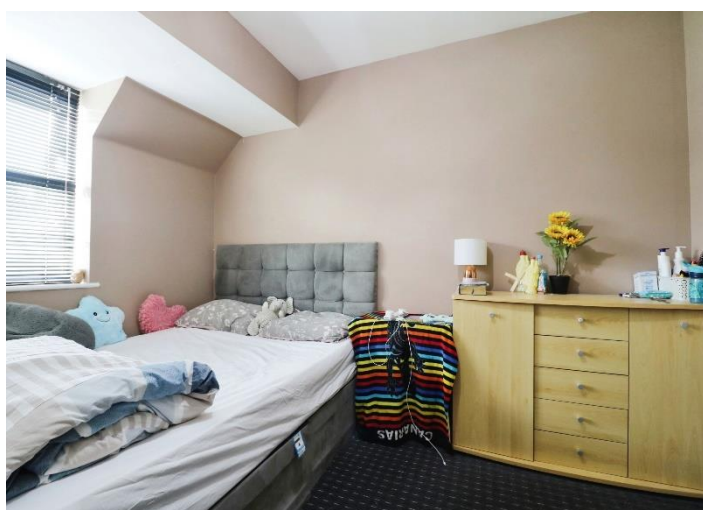


Located in the sought-after modern development at Langley Woods is this large two-double bed roomed top floor apartment, presented in good condition.

The property boasts two large double bedrooms, a modern re-fitted bathroom along with a shower room en-suite to the master bedroom, a spacious and bright living room leading on to the separate kitchen. The property has multiple storage cupboards and also benefits from a loft which covers the majority of the square footage of the property. There is also an allocated parking space, ample visitors parking nearby, internal bins store and communal bike shed. The property is located just a short walk to popular local schools, with Castleview School just 0.7 Miles walk, whilst Langley Grammar School is also 0.4 Miles away. Other popular Primary, Secondary and Grammar Schools can be found less than 1 Mile away. Commuters are well catered for, with Langley Railway and Crossrail station just over 1 Mile away.

Property Information: Lease Remaining: Approx. 104 Years  
Ground Rent: Approx. £210 PA  
Maintenance Charges: Approx £1800 PA  
Council Tax Band: C / EPC Rating: C  
(all to be verified by a solicitor)

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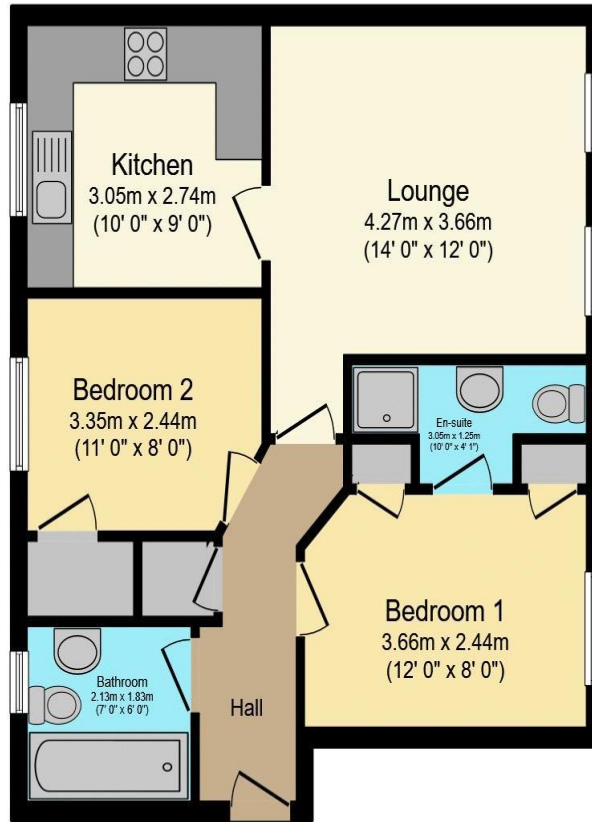
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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## Floor Plan

Floor area 55.8 sq.m. (601 sq.ft.) approx

Total floor area 55.8 sq.m. (601 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.