

Maplin Park, Langley, Slough, Berkshire, SL3 8YE

£235,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offered with no onward chain and tucked away on the modern development of Maplin Park, B Simmons are delighted to present to the market this ground floor purpose built apartment. Internally the property requires modernisation and is currently tenanted. The property has a security entry phone system and accommodation comprising; an entrance hallway, two bedrooms, a living room, a bathroom fitted with a matching suite and a fitted kitchen having a range of matching wall and base units, roll top worksurfaces over, electric cooker point, space and plumbing for a washing machine and a fridge. Outside there are communal gardens and a residents car park providing ample off street parking.

Maplin Park is a popular residential development to the north-east of Langley, and ideally located just 0.7 miles to Langley railway and Elizabeth Line station. Langley High Street can also be found the same distance away, providing lots of local shops, amenities and services. There are many primary, secondary and grammar schools less than 1 mile away providing easy access via foot or car. Easy access to M4, M25 and M40.

Property Information: Lease Remaining : Approx. 111 Years

Ground Rent: £100 PA

Service Charge: £114.75 PCM

Council Tax Band: C / EPC Rating: D

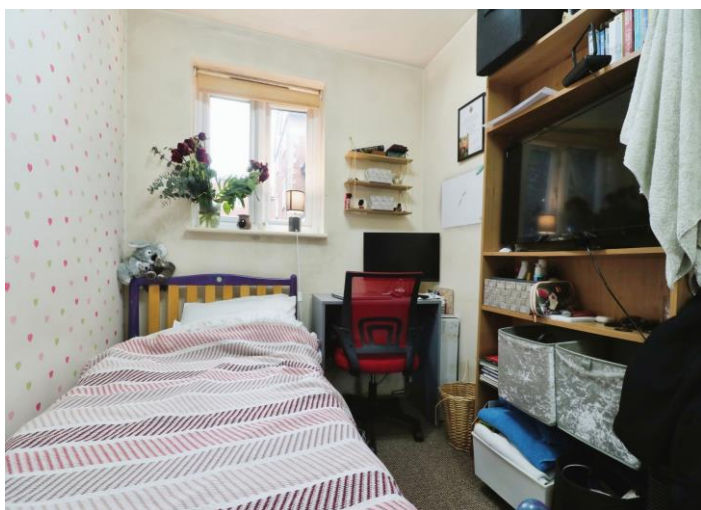
(all to be verified by a solicitor)

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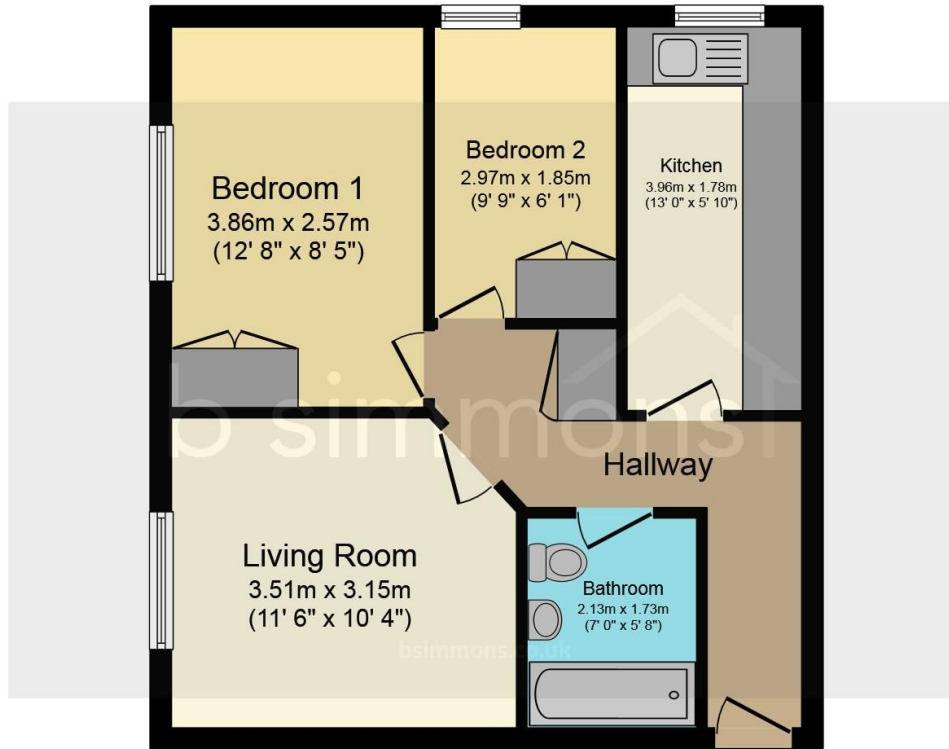
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Total floor area 45.5 sq.m. (490 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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T: 01753 545555 E: langley@bsimmons.co.uk

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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.