

Gibson Court, Ditton Road, Langley, Berkshire, SL3 8PP

£325,000

Share of Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located in a private gated development and within walking distance of Langley high street and a mainline railway / Elizabeth line station, B Simmons are delighted to present to the market this light and airy spacious split level maisonette with a garage, residents car park and a SHARE OF THE FREEHOLD. Internally the property is well presented and is set over split levels. As you enter through the private front door you walk into an entrance hallway with stairs leading to the first floor and a built in storage cupboard. Adjoining doors follow through into an 'L' shaped spacious living/dining room with parquet flooring and a serving hatchway to the kitchen. The kitchen is fitted with a variety of matching modern wall and base units, roll top worksurfaces and integrated appliances. On the first floor there are two double bedrooms, both having a built in double wardrobe and there is a separate contemporary bathroom having a matching white three piece suite with a shower attachment over the bath. Outside there are well maintained communal gardens, a residents car park offering plenty of parking bays and a private garage. 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 / Elizabeth line station just over 1 Mile away.

Property Information: Lease Remaining: Approx. 943 years
Maintenance/Ground Rent: Approx. £85 pcm
Council Tax Band: D / EPC Rating: C
(all to be verified by a solicitor)

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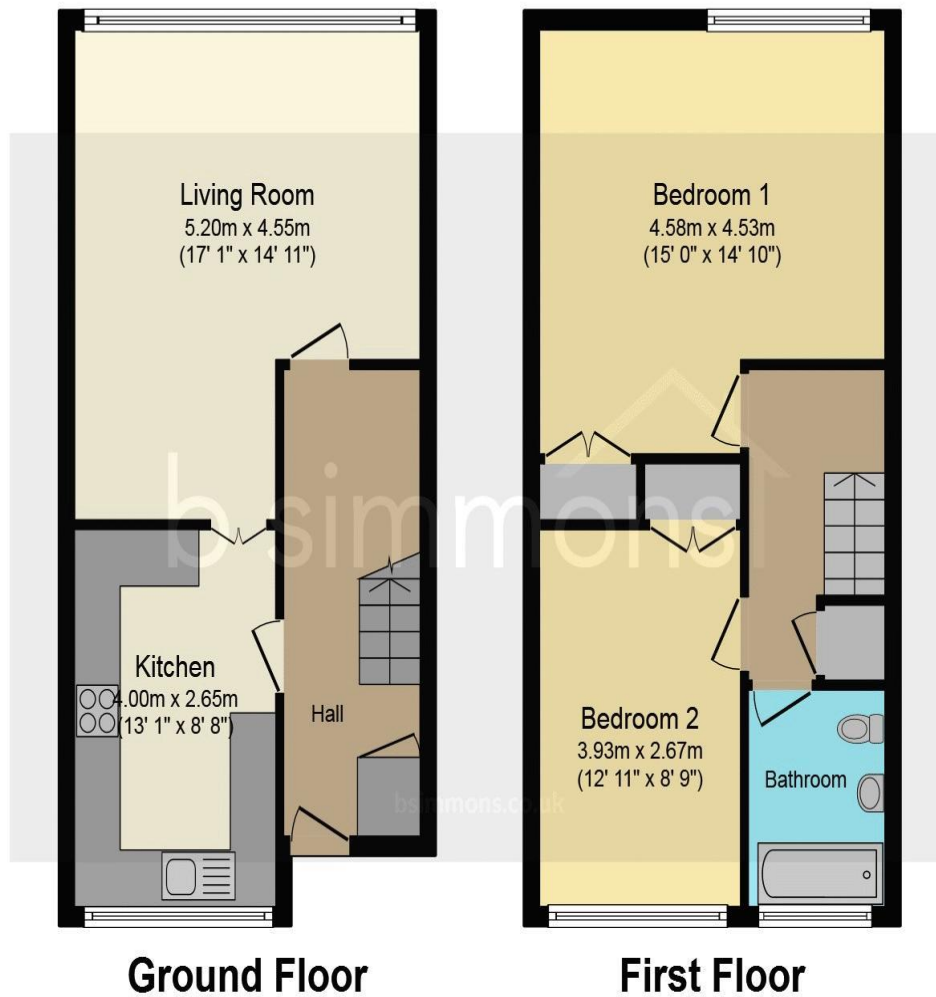
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area 83.2 sq.m. (896 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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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.