

Randall Close, Langley, Slough, Berkshire, SL3 8RJ

£210,000

Leasehold

b simmons

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An ideal First Time Buy or Buy to Let Investment and situated on the ever popular Trelawney Avenue development, B Simmons are delighted to present to the market this first floor maisonette with its own private front door and garden.

The property is in good decorative order and offers spacious accommodation. As you enter through the front door stairs lead to the first floor and a sizeable landing with a built in cupboard housing the hot water tank. Adjoining doors lead through to a walk in wet room, a double bedroom, a spacious 16'0 lounge/diner and a kitchen fitted with a range of matching wall and base units and roll top worksurfaces. Outside to the rear of the property there is a private rear garden in need of some attention with rear right of way vehicular access to create driveway parking.

Randall Close is well located within 0.9 miles walking distance of Langley railway station and Elizabeth line, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools to include Langley Grammar School and Langley Academy. Easy vehicular access for Heathrow, M4, M25 and M40.

Property Information: Lease Remaining: Approx. 93 Years
Ground Rent: Approx. £250.00 PA
Maintenance Charges: Approx. Nil
Council Tax Band: B / EPC Rating: E
(all to be verified by a solicitor)

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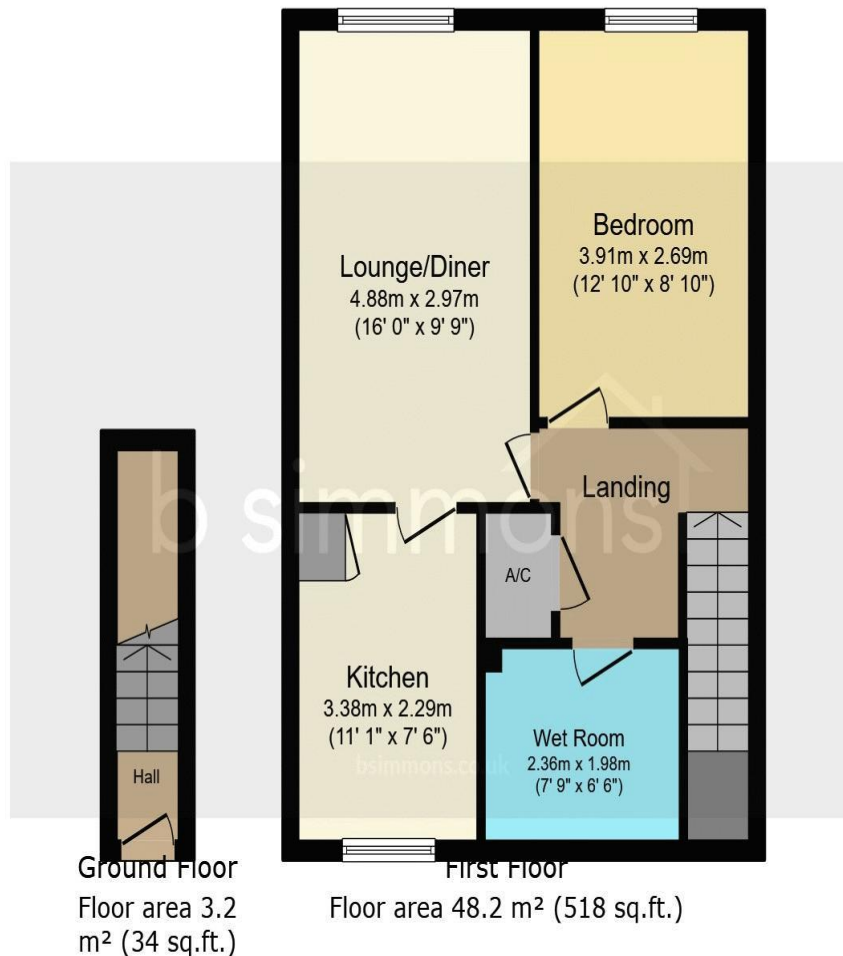
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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TOTAL: 51.3 m² (552 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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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 and 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.