

Haynes Court, Haynes Close, Langley, Berkshire, SL3 8NA

£275,000

Leasehold

b simmons

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Tucked away at the end of a cul-de-sac location, B Simmons are delighted to present to the market this first floor purpose built flat. The property offers spacious accommodation, an allocated garage and an extended lease.

As you enter the property through the front door you walk into a long entrance hallway with adjoining doors leading to; a spacious 16'2 living/dining with pleasant views over the communal gardens, two double bedrooms, a kitchen fitted with a range of matching wall and base units, roll top worksurfaces over, space and plumbing for a washing machine and dishwasher and an inset sink unit with drainer. The bathroom is fitted with a matching three piece suite and shower attachment over the bath. Outside there are communal gardens, predominantly laid to lawn with flower, tree and shrub borders, as well as a driveway leading to a row of garages with one allocated to the property. To the front there is a car park for residents providing ample off street parking on a first come first served basis. Further benefits of this home include double glazing and gas central heating.

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. Commuters are well catered for, with Langley Railway / Elizabeth line station just over 1 Mile away and easy access to all major routes and amenities- A4/M4/M25 & London Heathrow.

Property Information: Lease Remaining: Approx. 209 Years  
Ground Rent: Approx. £150.00 PA  
Maintenance Charges: Approx. £1814.33 PA  
Council Tax Band: B / 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 67.7 m<sup>2</sup> (729 sq.ft.)

TOTAL: 67.7 m<sup>2</sup> (729 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](http://www.Propertybox.io)

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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto: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.