

Barchester Road, Langley, Berkshire, SL3 7HA

£255,000
Leasehold

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B Simmons are delighted to offer to the market this completely refurbished and immaculately presented two double bedroom, first floor flat.

Comprising two large double bedrooms both with built-in wardrobes, a spacious lounge with fireplace, a brand new high specification bathroom and also a brand new stylish kitchen with space for appliances. The flat also boasts ample storage with several cupboards and the balcony has been glazed to create a small sun room, but can be changed back should the prospective buyer want private outdoor space. There is ample on street parking for residents and visitors, and the property comes with a brick built storage unit in an external block.

Barchester Road is ideally located for those looking for access to shops, amenities and services, with Langley railway and Elizabeth Line just 0.6 Miles away, Langley High Street and local shops are just a further 100 yards on. Barchester Road is in the catchment area for a wealth of local schools such as Langley Academy, Langley Grammar, Upton Court and St Bernards Grammar Schools.

Property Information: Lease Remaining: Approx. 90 years
Ground Rent: Approx. £10.00 PA
Maintenance Charges: Approx. £860.00 PA
Council Tax Band: C / EPC Rating: C
(all to be verified by a solicitor)

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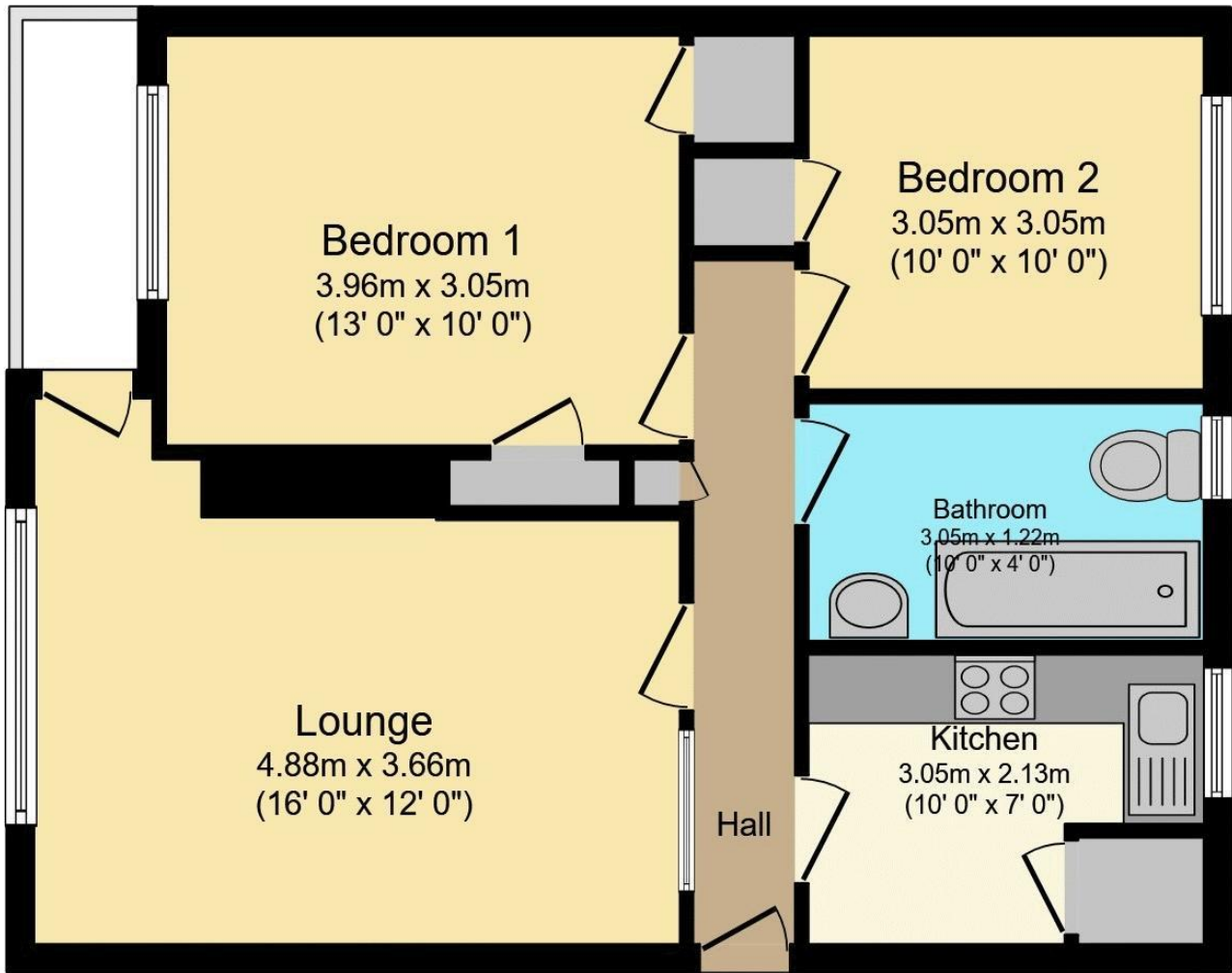
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

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T: 01753 545555 E:

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.