

Albany Park, Colnbrook, Berkshire, SL3 0JU

£184,995

Leasehold

b simmons

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



Tucked away in a cul-de-sac development in the village of Colnbrook, B Simmons are delighted to present to the market this first floor purpose built flat with communal gardens and allocated parking.

This first floor home has been well maintained by its current owner and would make an ideal first time buy or buy to let investment. In good decorative order throughout the property benefits from having its own entrance hallway with built in storage cupboards and a door leading through to; a spacious double bedroom with built in wardrobes and matching up and over bed storage cupboards, a separate bathroom fitted with a matching three piece suite and shower over the bath, a lounge/diner which is light and airy and has plenty of room for a dining table and chairs, with an archway through to the kitchen which has been fitted with a range of matching wall and base units and roll top worksurfaces over. Outside there are well maintained communal gardens with shrub and tree borders, and a residents car park with an allocated space for one car and ample visitors on street parking.

Colnbrook is a village location with local shops, parkland and fantastic bus routes to London Heathrow. There is easy access to M4, M40, M25 and A4 and local Primary and Secondary schools are within walking distance of the property.

Property Information: Lease Remaining: Approx. 86 years  
Ground Rent: Approx. £100.00 PA  
Maintenance Charges: Approx. £1447.82 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**

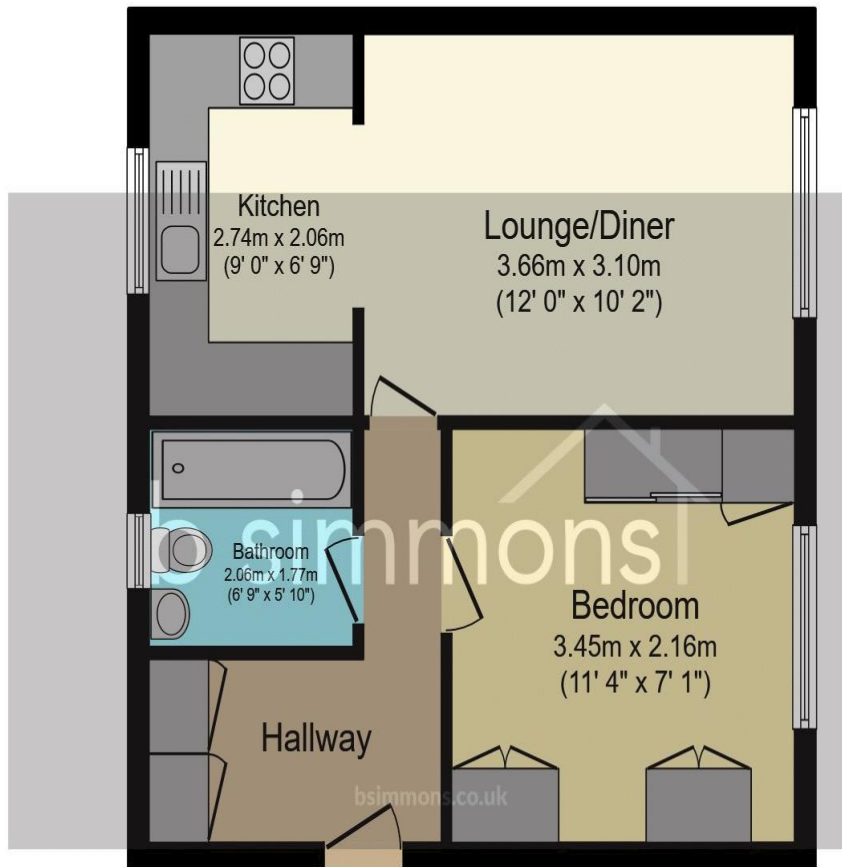


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## Floor Plan

Floor area 42.6 m<sup>2</sup> (458 sq.ft.)

TOTAL: 42.6 m<sup>2</sup> (458 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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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.