

Hurricane Court, Heron Drive, Langley, Berkshire, SL3 8FA

£350,000

Leasehold

b simmons

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



Forming part of this gated modern development, B Simmons are delighted to present to the market this ground floor apartment offered with no onward chain. The property offers open plan contemporary spacious living with access to beautifully maintained communal gardens. As you enter through the electric gates into the development you can see the extent of quality that these apartments have to offer. With a video security entry system controlling the gates and entrance to the communal hallway you automatically have a sense of security. The flat has a wealth of accommodation comprising; an entrance hallway with the video security entry system and built in storage cupboard, the living room is open plan to a dining area and the kitchen fitted with a range of modern wall and base units, quartz worksurfaces over, gas hob and electric oven with integrated appliances. There are two double bedrooms both having built in wardrobes and there is a separate contemporary shower room with a large double cubicle, wash hand basin with vanity unit and low level W.C. Outside there are beautifully maintained communal gardens with water feature, seating areas for outside dining and a bike shed for residents. To the front there is a residents car park with an allocated space for one car and visitors permit parking. The development is ideally located within walking distance to local shops, services and amenities. The leisure centre is metres away offering swimming and gym facilities, whilst Langley railway and Elizabeth line station is approximately 0.9 of a mile away.

Property Information: Lease Remaining: Approx. 996 years  
Maintenance Charges: Approx. £2712.00 PA  
Council Tax Band: C / EPC Rating: C  
(all to be verified by a solicitor)

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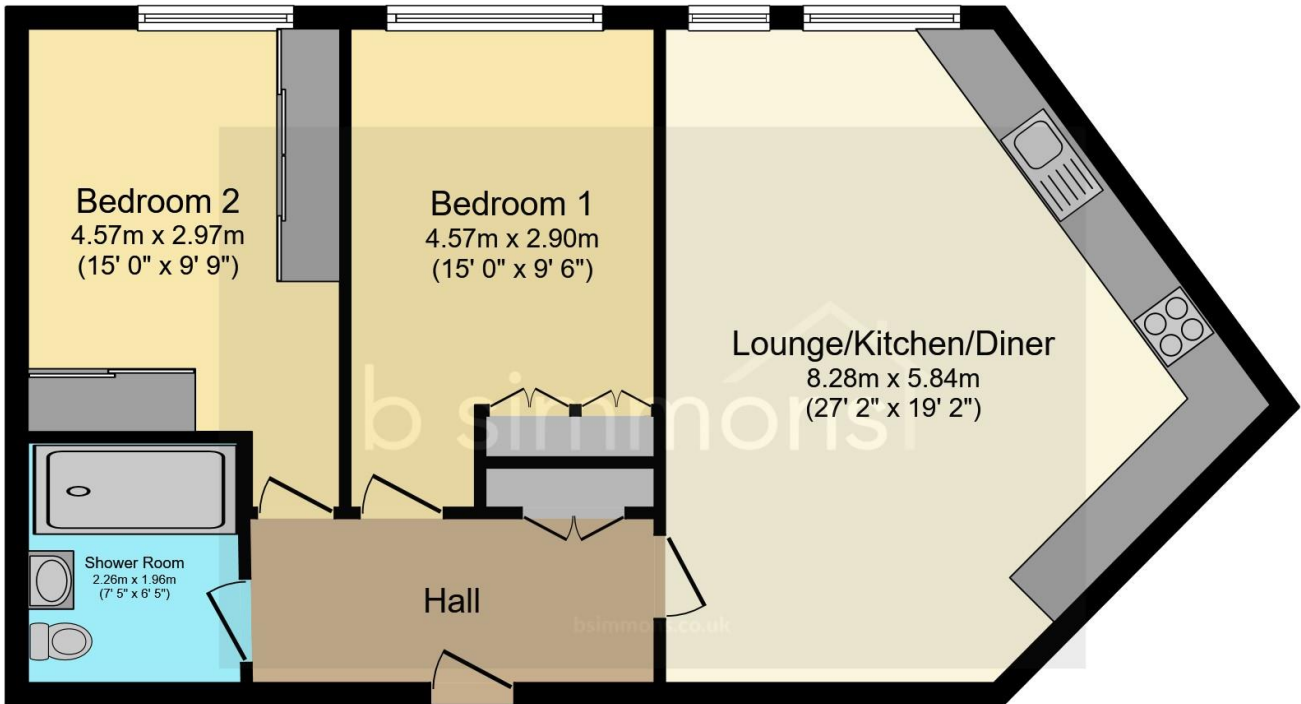
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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## Floor Plan

Floor area 65.5 m<sup>2</sup> (705 sq.ft.)

TOTAL: 65.5 m<sup>2</sup> (705 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 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 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.