

Acorn Close, Langley, Slough, Berkshire, SL3 8GU

£220,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to bring to the market this ground floor apartment with allocated parking and offered with no onward chain. The property would make an ideal first time buy or buy to let investment, as it is currently tenanted. Internally there is accommodation comprising; an entrance hallway two spacious bedrooms, an open-plan kitchen / living room with double aspect windows flooding the space with light. There is a family bathroom fitted with a matching white suite with bath tub, wash hand basin and low level W.C with vanity surround. Further benefits of this ground floor apartment include double glazed windows throughout, gas central heating and communal gardens. There is one allocated parking space to the front of the property whilst there is ample on-street and visitor parking bays available in the immediate area.

Acorn Close is situated near Common Road, just yards from Foxborough School and Harvey Park. Langley railway and Elizabeth line station is 1.1 miles away, with the High Street local amenities found just before the station. The property is in the catchment for popular local schools, and there is easy vehicular access to Heathrow, M4, M25 and M40.

Property Information:

Lease Remaining: 234 years (250 yrs from 2007)

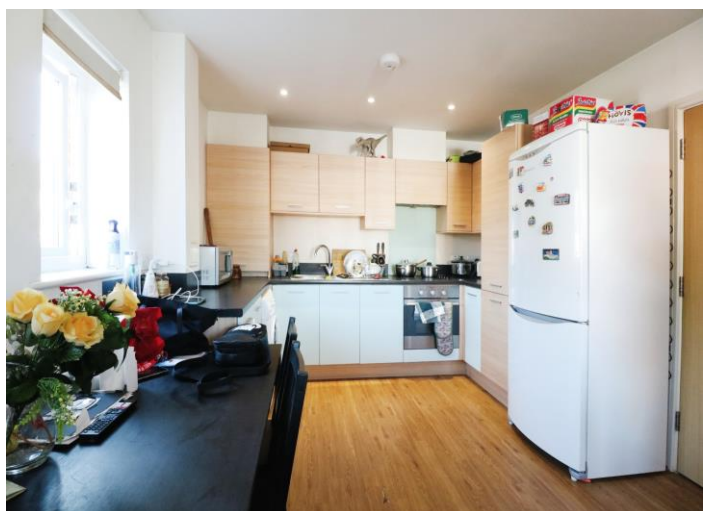
Ground Rent: £382 Per Annum

Maintenance Charge: £1860 Per Annum

Council Tax Band: C / EPC Rating: C

(all to be verified by a solicitor)

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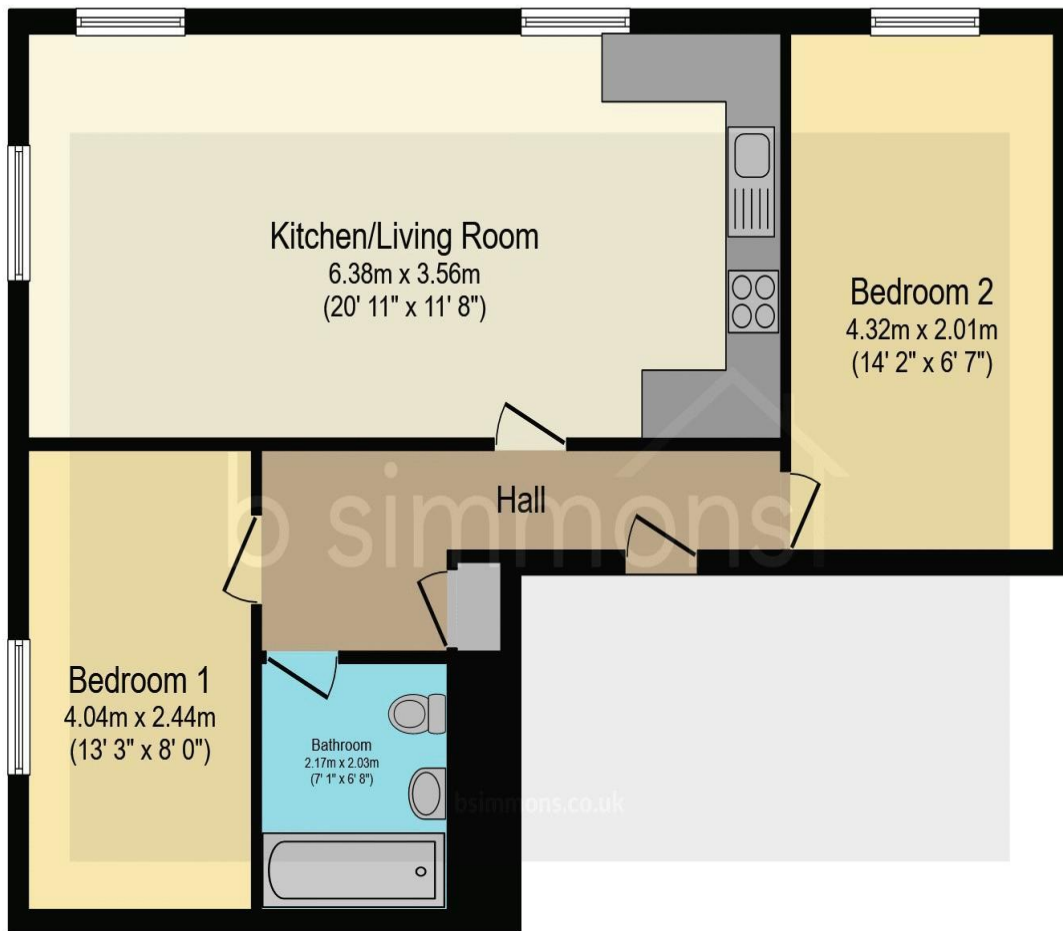
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Total floor area 67.0 sq.m. (721 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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 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.