

Tithe Court, Langley, Slough, Berkshire, SL3 8AS

£284,200  
Leasehold

b simmons

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



B Simmons are proud to present this well maintained two bedroom ground floor apartment situated off the ever popular Parlaunt Road, and is offered to the market with a brand new 125 year.

This property benefits from two double bedrooms, both fitted with made to measure Sharp fitted wardrobes, a fully tiled three-piece bathroom suite, 17ft open plan lounge/dining room and a modern fitted kitchen with two storage cupboards. The apartment comes with a garage in block. Electric heating and double glazed windows throughout.

Easy access to M4/M25/M40/A40 and London Heathrow. Located only 0.6 miles (12 minute walk) from Langley Railway & Elizabeth Cross-rail Line. Close to multiple bus routes providing easy and quick access to Slough Central, Slough Trading Estate, Slough High Street and Wexham Park Hospital etc.

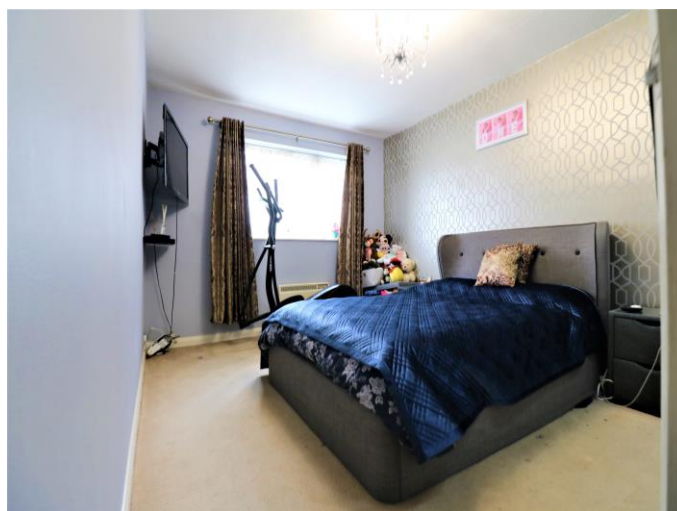
Ideal purchase for First Time Buyers and Investors - you can expect to achieve a minimum of £1400 PCM if you were to let it out. Council Tax Band: C / EPC Rating: E

**Tenure: Leasehold - Lease Remaining: New 125 Year Lease**

**Service Charge: £990.00 - Ground Rent: £0.00**

**NB: All leasehold information must be verified by your solicitor.**

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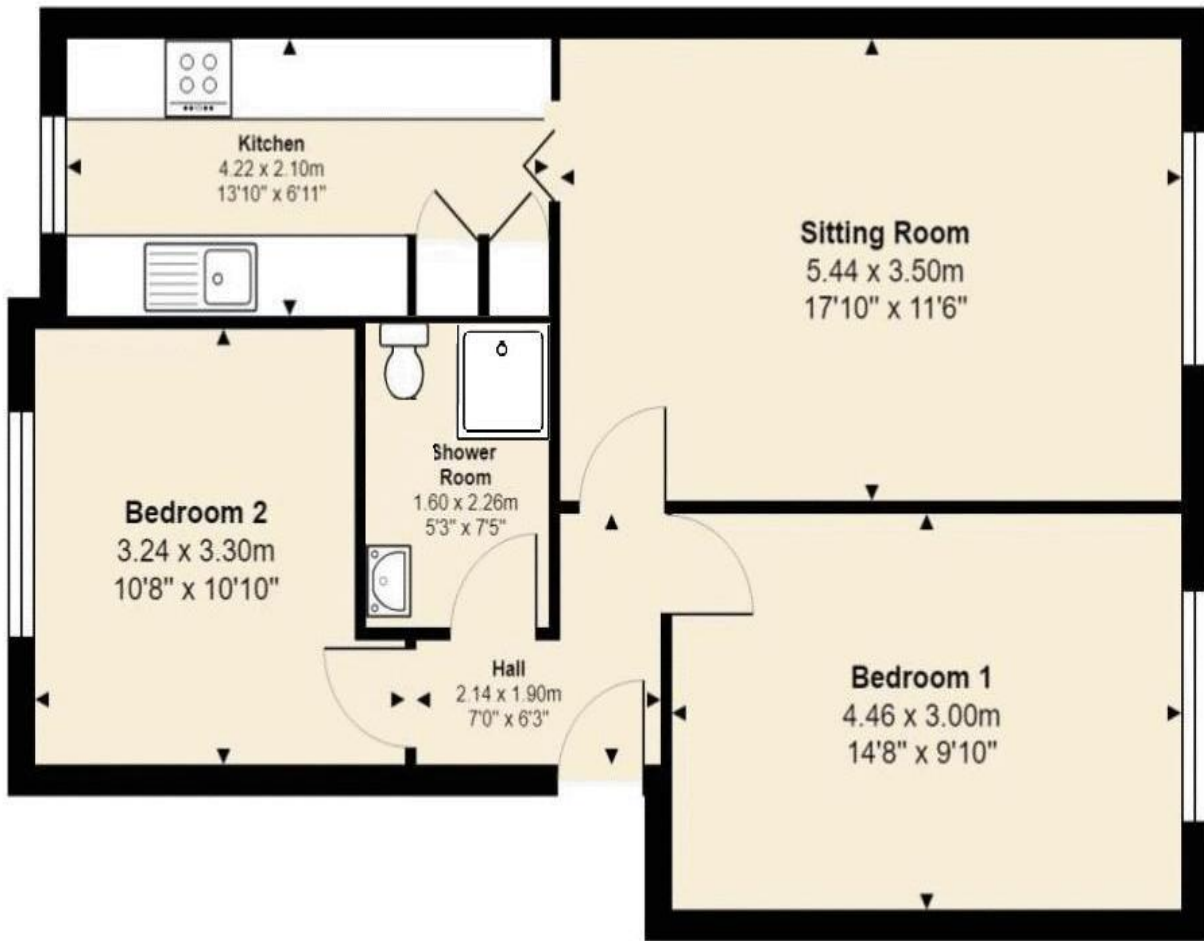
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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T: 01753 545555 E: langley@bsimmons.co.uk

## 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.