

Buckfield Court, Bathurst Walk, Iver, Buckinghamshire, SL0 9BJ

£280,000

Share of Freehold

b simmons

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



B Simmons are proud to present to the market this impressive two bedroom ground floor flat situated in the ever popular Richings Park. The property is well presented and is being offered with no onward chain.

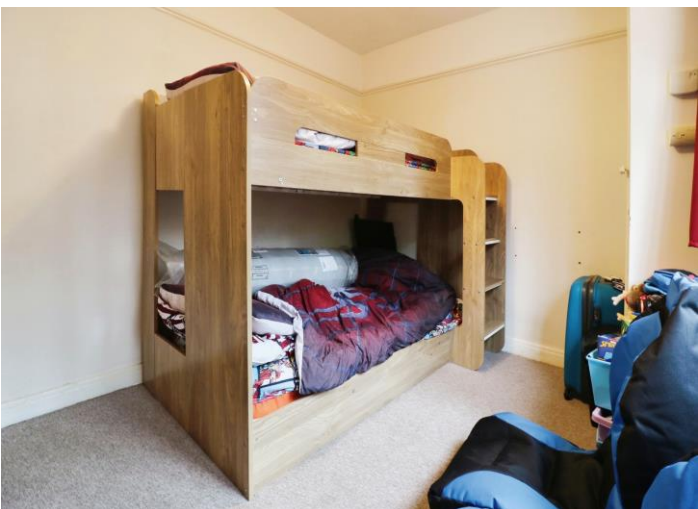
This flat is the perfect purchase for an investor who is looking for a property that will let quickly, or a small family looking for their first home ready to move into. The property has accommodation comprising; an entrance hallway with adjoining doors to; a separate modern fitted kitchen, 15'5 lounge, two good sized bedrooms, a family bathroom fitted with a white suite and shower attachment over the bath. There is a door from the kitchen giving access to the communal gardens which are predominantly laid to lawn. The property benefits from having gas central heating and double glazed windows throughout.

Primary, Secondary and Grammar schools are all within a 10 minute drive. 0.3 miles (6 minute walk) from Iver Railway Station (Elizabeth Crossrail Line). Easy access to M4/M25/M40/A40 and London Heathrow. Walking proximity to local shops, gyms and amenities. On street parking is available.

Property Information: Lease Remaining: Approx. 982 years  
Maintenance Charges: Approx. £105 Pcm  
Council Tax Band: C EPC Rating: D  
(all to be verified by a solicitor)



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

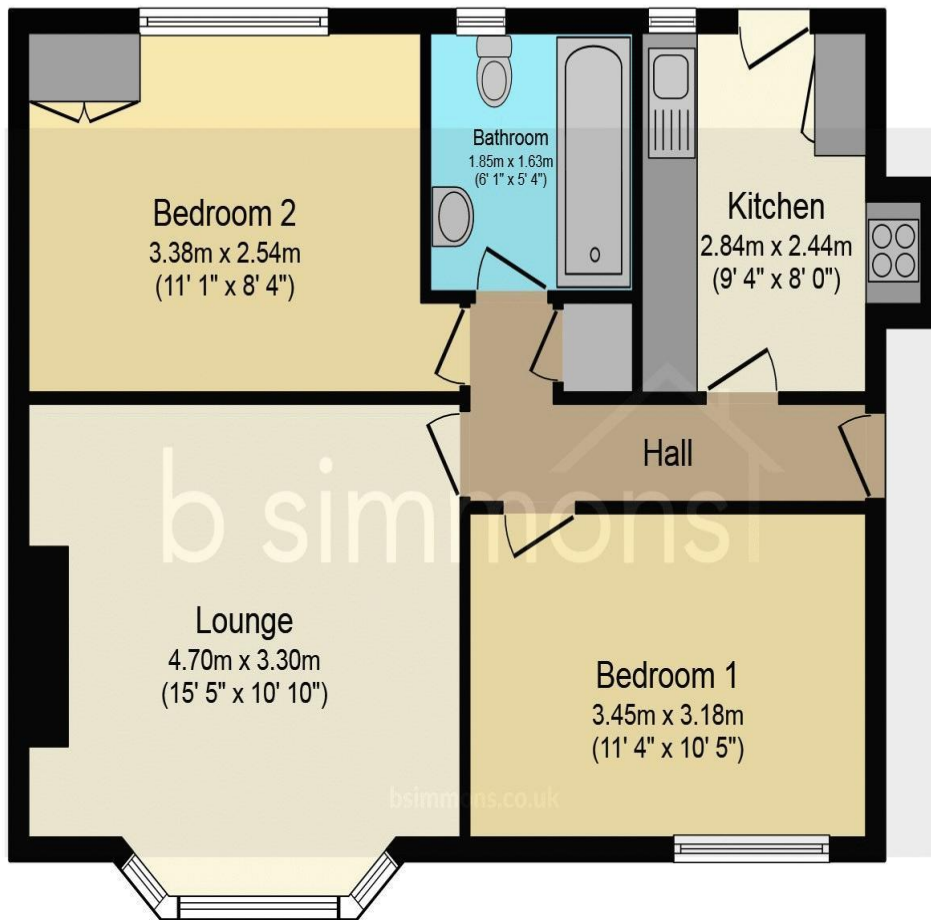


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## Floor Plan

Total floor area 66.1 sq.m. (712 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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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.