

Hawkes Close, Langley, Berkshire, SL3 8BN

£285,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offered with no onward chain and located in a gated development, B Simmons are pleased to present to the market this ground floor purpose built apartment. This ground floor apartment boasts accommodation comprising; a large master bedroom, with built-in wardrobes and shower room en-suite, a spacious 2nd double bedroom with built-in wardrobes, spacious kitchen with appliances, three-piece family bathroom and spacious living room with French doors out to secluded communal gardens. The property further benefits from modern and well-maintained communal areas, secured residents access, one allocated parking space with plenty of allocated visitor parking bays available. The property is an ideal purchase for any first time buyers, investors or small families and couples due to its size and fantastic location. Hawkes Close is a popular gated development in Langley, located just 0.6 miles from Langley railway station and Elizabeth line, with Langley high Street shops, services and amenities also found the same distance away. There are many popular local primary, secondary and grammar schools within a short walking distance. Easy driving access to A4, M4, M25 and M40.

Property Information: Lease Remaining: Approx. 135 Years  
Ground Rent: Approx. £240.00 PA  
Maintenance Charge: Approx. £1200.00 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 73.7 sq.m. (793 sq.ft.)

TOTAL: 73.7 sq.m. (793 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 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.