

Kenyon Way, Langley, Berkshire, SL3 8AL

£237,500

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away in a cul-de-sac modern development and within walking distance of Langley's railway/Elizabeth line station, B Simmons are delighted to present to the market this top floor flat offered with NO ONWARD CHAIN. An ideal First Time Buy or Buy to Let Investment an internal viewing is highly recommended.

As you walk into this flat your first impression is how well presented it is as the current owner has redecorated throughout. There is an entrance hallway with a built in spacious storage cupboard and adjoining doors to; a double bedroom, a spacious contemporary bathroom fitted with a four piece suite, and there is an open plan living/dining room with modern fitted kitchen incorporated and integrated appliances. The property benefits from having gas central heating and is fully double glazed. Outside there are well maintained communal gardens and to the rear of the apartments this flat comes with the benefit of sheltered allocated parking for one car.

Externally, the estate is well-maintained and the property comes with one allocated parking space, with ample on-street parking for visitors or multi-car purchasers. The property is located just 200 yards from Langley High Street, and a further 200 yards to Langley Railway / Elizabeth line station, making this the perfect modern flat for those looking to commute, or move away from the city.

Property Information: Lease Remaining: Approx. 994 years

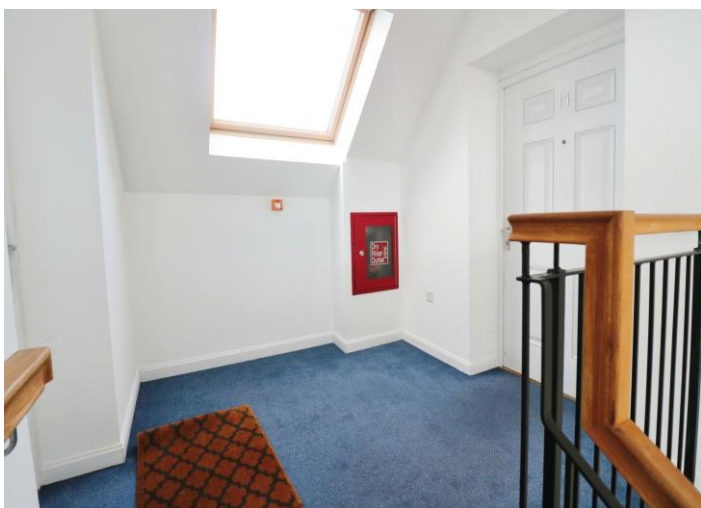
Ground Rent: Approx. £200.00 PA

Maintenance Charges: Approx. £950.00 PA

Council Tax Band: B / EPC Rating: B

(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 67.2 sq.m. (723 sq.ft.)

TOTAL: 67.2 sq.m. (723 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.