

Vicarage Way, Colnbrook, Berkshire, SL3 0RA

£245,000

Leasehold

b simmons

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



Within walking distance of Colnbrook high street and local amenities, B Simmons are delighted to present to the market this first floor purpose built flat. An ideal First Time Buy or Buy to Let investment. The property is well presented and benefits from a residents car park providing ample off street parking, and well maintained communal gardens.

As you enter the property you enter into a private entrance lobby which leads you through to an entrance hallway with adjoining doors to; an open plan dual aspect living/dining room with a large built in storage cupboard. There is a modern kitchen fitted with a range of matching wall and base units, roll top worksurfaces over, inset stainless steel sink unit, integrated gas hob and electric double oven. The contemporary bathroom has been updated by the current owner, fitted with a matching three piece suite with a shower and shower screen over the bath. The property boasts two double bedrooms both having built in wardrobes and has gas central heating and double glazing throughout. Outside there are well maintained communal gardens for residents use, communal washing lines, refuse area and a residents car park providing ample off street parking.

Colnbrook is a village location with local shops, parkland and fantastic bus routes to London Heathrow. There is easy access to M4, M40, M25 and A4 and local Primary and Secondary schools are within walking distance of the property.

Property Information: Lease Remaining: Approx. 87 years

Ground Rent: Approx. £10.00 PA

Maintenance Charges: Approx. £1146.99 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 55.6 m<sup>2</sup> (599 sq.ft.)

TOTAL: 55.6 m<sup>2</sup> (599 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](http://www.Propertybox.io)

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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.

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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.