

Hurricane Court, Heron Drive, Langley, Berkshire, SL3 8FA

£275,000

Leasehold

b simmons

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



Situated on the second floor and overlooking the communal gardens, B Simmons are delighted to present to the market this beautifully presented spacious apartment, with a lift to all floors and a private balcony. The property is offered with NO ONWARD CHAIN.

As you enter through the front door you walk into what can be described as spacious, contemporary living. The entrance hallway has a built in storage cupboard with the console to control the video entry phone system and the main gate. Adjoining doors provide access to; a 23'7 x 15'9 open plan living/dining room with a modern fitted kitchen with a range of wall and base units, worksurfaces over, gas hob, electric oven and integrated appliances. Double glazed doors providing access to a large private balcony which offers pleasant view over the communal gardens. The bathroom is fitted with a matching white suite complete with a shower attachment over the bath with shower screen and fully tiled walls. The double bedroom has built in wardrobes and also has access to your private balcony. Outside there are well maintained communal gardens, with a residents bike store and seating with pergola over. To the front there is a gated car park with an allocated space for one car and ample visitors parking.

The development is ideally located within walking distance to local shops, services and amenities. The leisure centre is metres away offering swimming and gym facilities, whilst Langley railway and Elizabeth line station approximately 0.9 of a mile away.

Property Information: Lease Remaining: Approx. 121 years

Maintenance Charges: Approx. £1654.00 PA

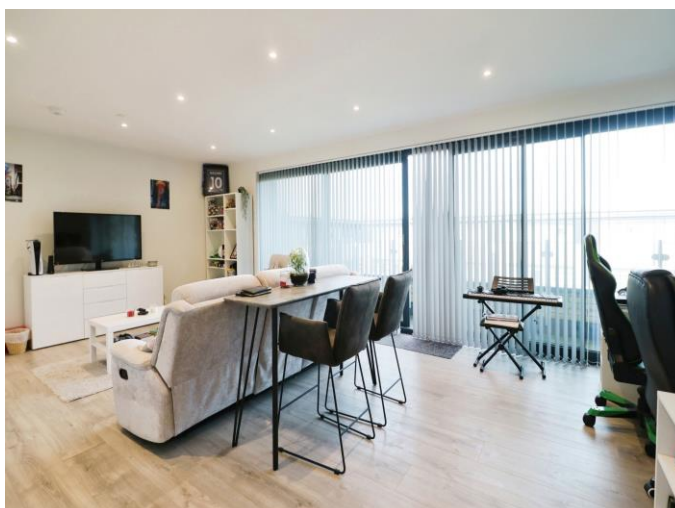
Ground Rent: Approx. £250 PA

Building Insurance: £350.00 PA

Council Tax Band: C / EPC Rating: B

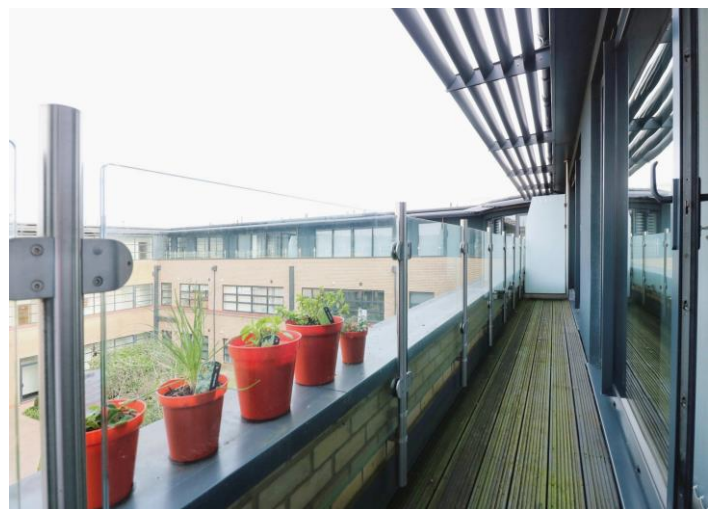
(all to be verified by a solicitor)

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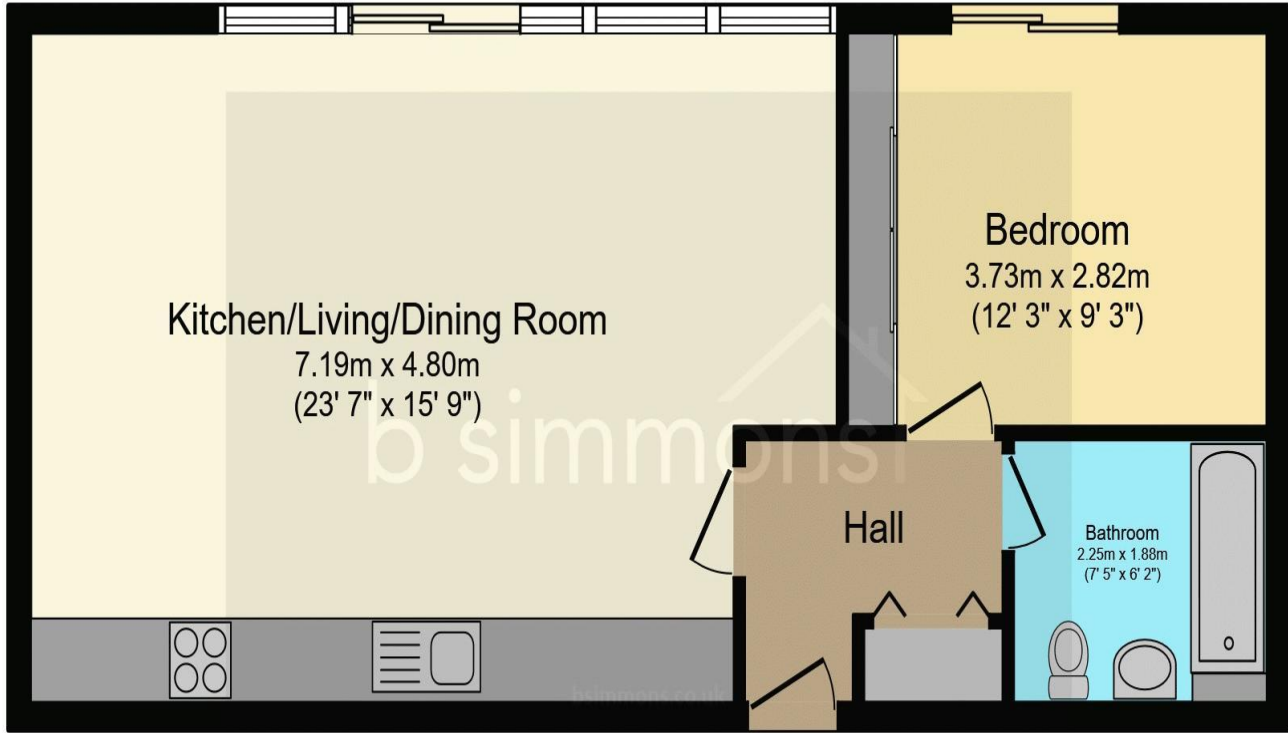
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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## Floor Plan

Floor area 52.9 m<sup>2</sup> (569 sq.ft.)

TOTAL: 52.9 m<sup>2</sup> (569 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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### 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.