

Maplin Park, Langley, Berkshire, SL3 8YD

£265,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



LEASE EXTENSION WILL BE PROVIDED.....Located on a walkway in the popular development of Maplin Park, B Simmons are delighted to present to the market this split level, spacious, two bedroom maisonette, an ideal investment and offered with NO ONWARD CHAIN. The property boasts it's own private front door and entrance hallway with stairs leading to the first floor and a built in understairs storage cupboard. Adjoining doors provide access to an 'L' shaped lounge/dining room, a modern fitted kitchenette and the second bedroom which benefits from a built in wardrobe. On the second floor there is a spacious 16'5 master bedroom with a built in wardrobe, and there is a separate bathroom fitted with a white three piece suite with a shower attachment over the bath and half tiled splash backs. The property retains one allocated parking space, however there is ample visitor spaces nearby, and lots of on-street parking available. There are also well maintained communal gardens and a park just a short walk away. The property would make an ideal buy to let investment.

Maplin Park is a popular residential development to the north-east of Langley, and ideally located just 0.7 miles to Langley railway and Elizabeth Line station. Langley High Street can also be found the same distance away, providing lots of local shops, amenities and services. There are many primary, secondary and grammar schools less than 1 mile away providing easy access via foot or car. Easy access to M4, M25 and M40.

Property Information: Lease Remaining : Approx. 63 Years (Lease will be extended)

Ground Rent: Approx. £150.00 PA

Service Charge: Approx. £ 718.03 PA

Council Tax Band: D / EPC Rating: E

(all to be verified by a solicitor)

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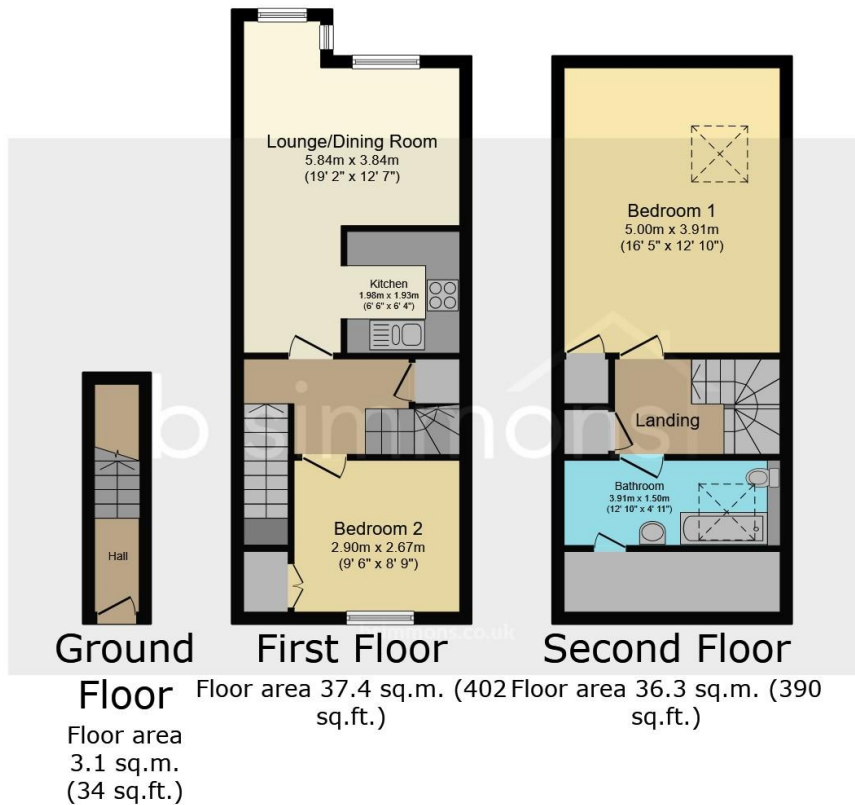
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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TOTAL: 76.8 sq.m. (827 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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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.