

Colnbrook Court, Old Bath Road, Colnbrook, Berkshire, SL3 0NN

£235,000

Leasehold

b simmons

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B Simmons are delighted to present to the market this first floor flat located on the Old Bath Road in Colnbrook. The property has spacious accommodation, a single garage and a private residents car park, a security entry phone systems and is offered with NO ONWARD CHAIN.

The property has undergone recent refurbishment by it's current owners and boasts having two good sized bedrooms, an open plan living/dining room, there is a modern fitted kitchen and an family bathroom fitted with a matching white suite and electric shower over the bath. Further benefits of this home include double glazed windows and 'Dimplex' electric heating throughout. Outside located to the rear of the block there is an allocated garage en block, gated private residents car parking and well maintained communal gardens, predominantly laid to lawn with mature shrub borders.

Old Bath Road has bus routes to London Heathrow, good road links giving easy access to the M4, M40, M25 and A4. Local Primary schools, shops and amenities are within walking distance of the property.

Property Information: Lease Remaining: Approx. 932 years
Ground Rent/Maintenance: Approx. £2,203.87 (002025)
Council Tax Band: C / EPC Rating: E
(all to be verified by a solicitor)

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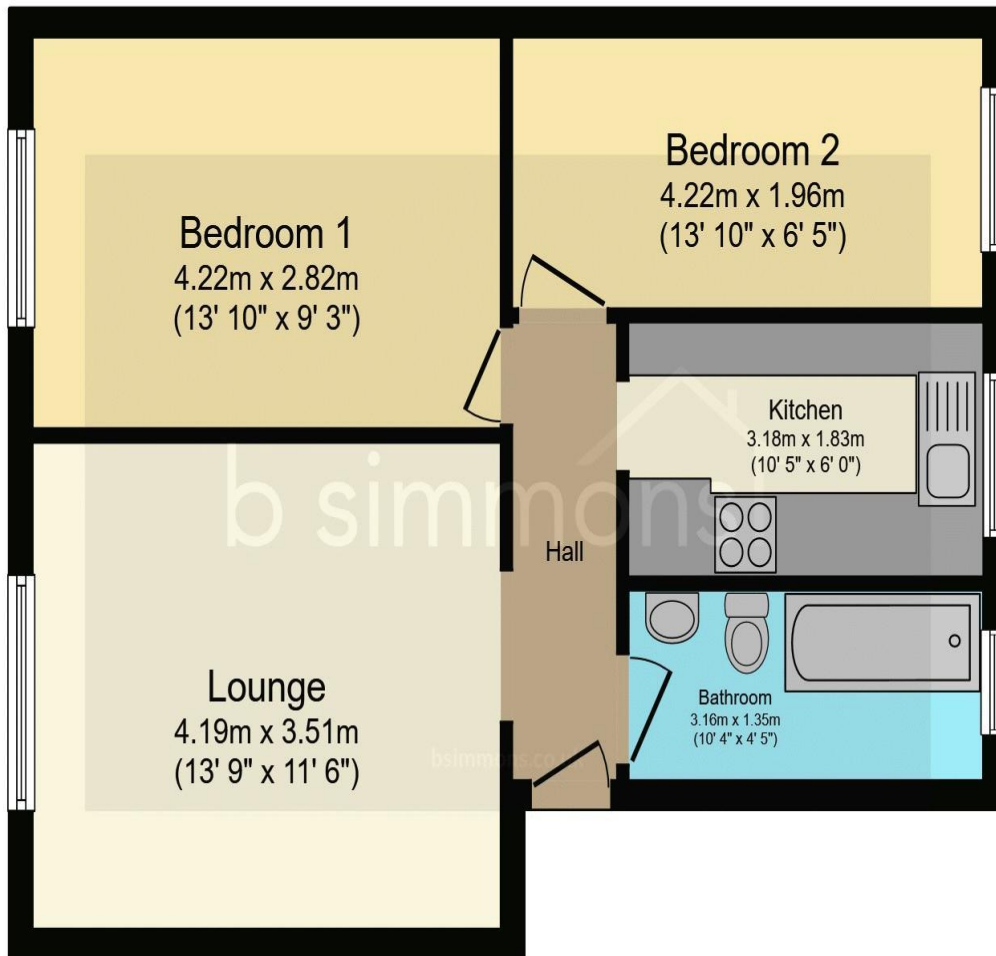
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Colbrook Court, Old Bath Road, Colbrook, Berkshire, SL3 0NN



TOTAL: 50.0 m² (539 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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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.