

Tithe Court, Langley, Berkshire, SL3 8AS

£274,400

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are proud to present to the market this well maintained two bedroom ground floor purpose built flat situated off the ever popular Parlaunt Road. The property benefits from a single garage, ample residents parking and approximately 116 year lease remaining. This property benefits from two double bedrooms, both having fitted wardrobes, a bathroom fitted with a white three piece suite with shower attachment over the bath, a 17'11 open plan lounge/diner and a modern fitted kitchen with two built in storage cupboards. The apartment comes with a single garage in a block and a carpark providing ample residents parking. The flat has been fitted with electric heating and double glazed windows throughout. Easy access to M4/M25/M40/A40 and London Heathrow. Located only 0.6 miles (12 minute walk) from Langley Railway & Elizabeth Cross-rail Line. Close to multiple bus routes providing easy and quick access to Slough Central, Slough Trading Estate, Slough High Street and Wexham Park Hospital etc. Ideal purchase for First Time Buyers and Investors - you can expect to achieve a minimum of £1400 PCM if you were to let it out.

Property Information: Lease Remaining: Approx. 116 Years
Ground Rent: Approx. £125.00 PA
Maintenance Charges: Approx. £1072.60 PA
Council Tax Band: C / EPC Rating: D
(all to be verified by a solicitor)

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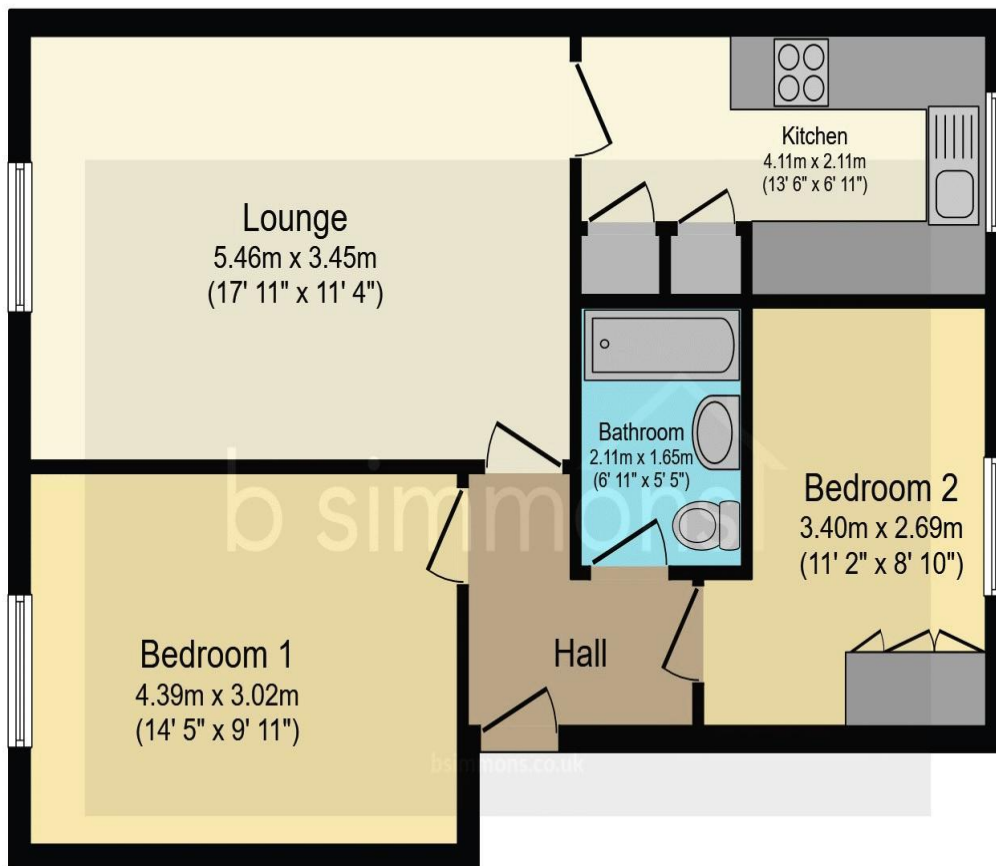
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Floor area 58.3 m² (628 sq.ft.)

TOTAL: 58.3 m² (628 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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As a member of The Guild of Property Professionals,
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- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week 9:00am - 8:00pm
- Mon - Thurs, 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. The FSA does not regulate mortgage brokering. The Guild of Property Professionals Mortgage Services is provided by Lender & Country Mortgage Ltd. B. Simmons & Sons are authorised and regulated by the Financial Services Authority. FSA number: 1140022

Call them now
t:0800 0731945
for your free personalised quote

b simmons

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.