

Maryside, Langley, Berkshire, SL3 7ES

£250,000

Leasehold

b simmons

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



B Simmons are delighted to offer to the market this top floor purpose built flat with its own private balcony and boasting two double bedrooms. The property is offered with NO ONWARD CHAIN and the current owner will provide a new extended lease of 125 years.

As you enter the property you walk into a long entrance hallway with adjoining doors providing access to; a spacious living room with a fireplace and a door leading to a private balcony providing some outside space. There is a kitchen fitted a range of modern wall and base units, worksurfaces over and a door to the side out to a shared balcony with a rubbish chute. The property boasts two large double bedrooms both with built-in wardrobes, and there is a separate bathroom fitted with a white suite and a 'Mira' shower over the bath. The flat also boasts ample storage with several cupboards, a security entry phone system, double glazing and gas central heating. There is ample on street parking for residents and visitors.

Maryside is ideally located for those looking for access to shops, amenities and services, with Langley railway and Elizabeth Line just 0.7 Miles walking distance away, Langley village and local shops are just a further 100 yards on. Maryside is in the catchment area for a wealth of local schools such as Langley Academy, Langley Grammar, Upton Court and St Bernards Grammar Schools.

Property Information: Lease Remaining: Approx. 47 Years \*Lease will be Extended\*

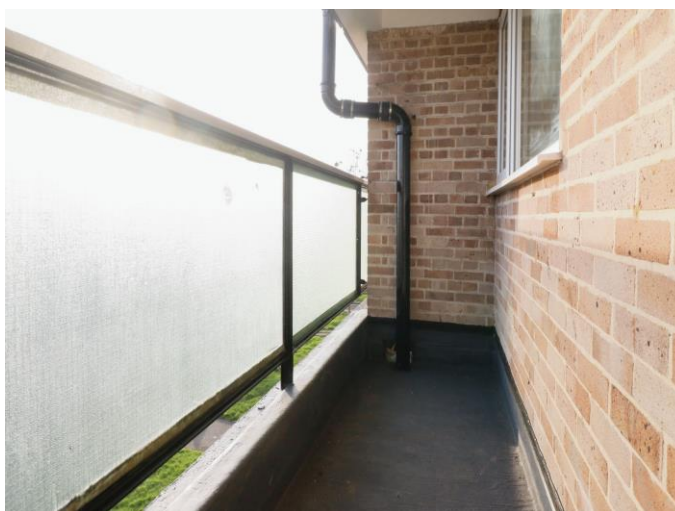
Ground Rent: Approx. £25.00 PA

Maintenance Charges: Approx. TBC

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**

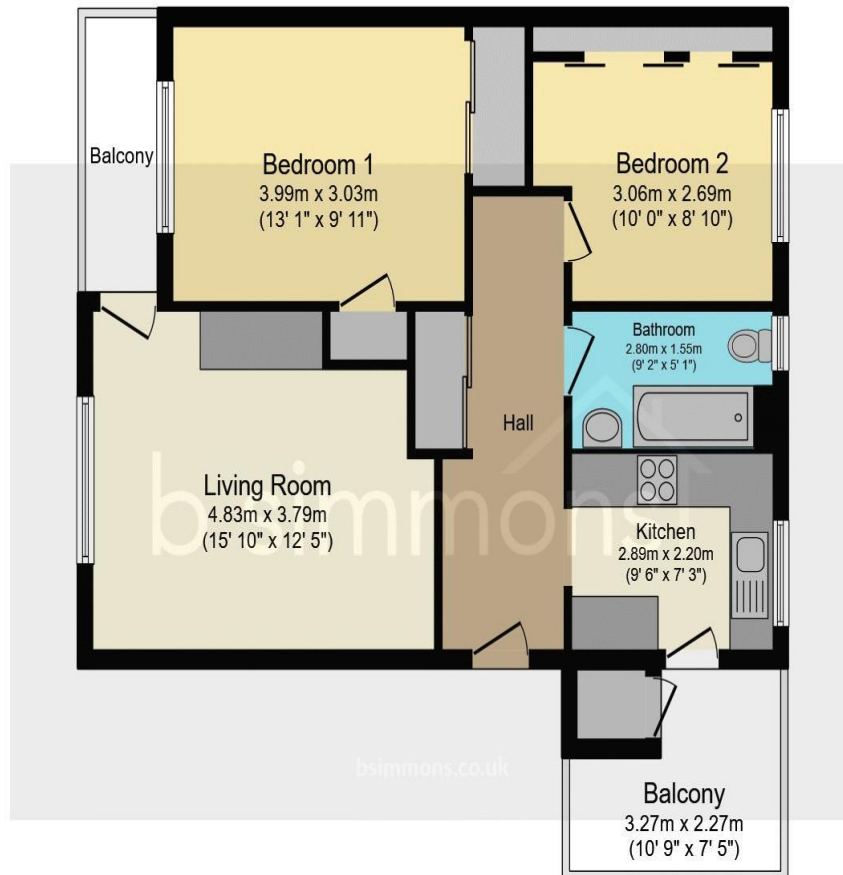


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## Floor Plan

Floor area 63.3 m<sup>2</sup> (681 sq.ft.)

TOTAL: 63.3 m<sup>2</sup> (681 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.