

Fox Road, Langley, Berkshire, SL3 7SG

£215,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offering spacious accommodation and having it's own private garden, B Simmons present to the market this first floor purpose built flat offered with NO ONWARD CHAIN and has its own private balcony.

As you enter through the front door you walk into an entrance hallway with doors to; a modern fitted kitchen having a range of modern wall and base units, roll top worksurface over and a matching breakfast bar. The living room is dual aspect with a built in storage cupboard and double glazed door leading to a private balcony. There is a bathroom fitted with a white three piece suite comprising a pedestal wash hand basin, low level W.C and panelled bath with mixer taps and a shower attachment. The bedroom is dual aspect and comes with the benefit of built in wardrobes measuring 12'7 x 9'4. Outside the property has it's own private garden, predominantly laid to lawn. Further benefits of this first floor home include a security entry phone system, double glazing and gas central heating. The property is ideally located just 0.5 of a mile from Langley grammar school, and is also within walking distance of other primary, secondary and grammar schools. There are local shops, services and amenities along Trelawney Avenue or Langley High Street. Easy vehicular access to Heathrow, M4, M25 and M40.

Property Information: Lease Remaining: Approx. 96 years

Ground Rent: Approx. £10.00 PA

Maintenance Charges: Approx. £2312.40 PA

Council Tax Band: C / EPC Rating: B

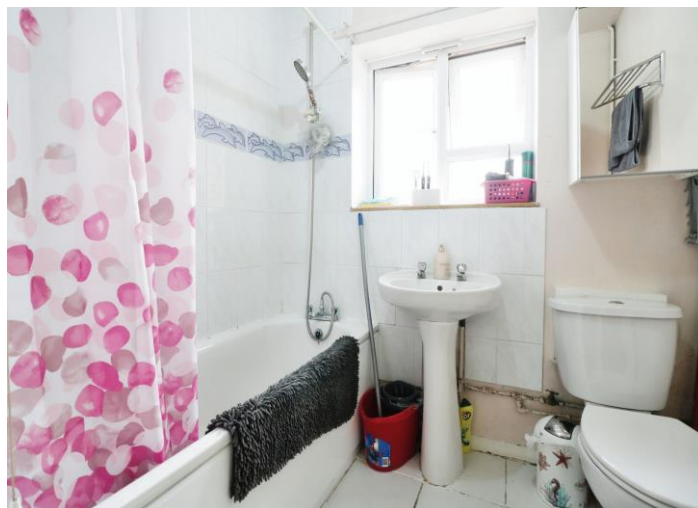
(all to be verified by a solicitor)

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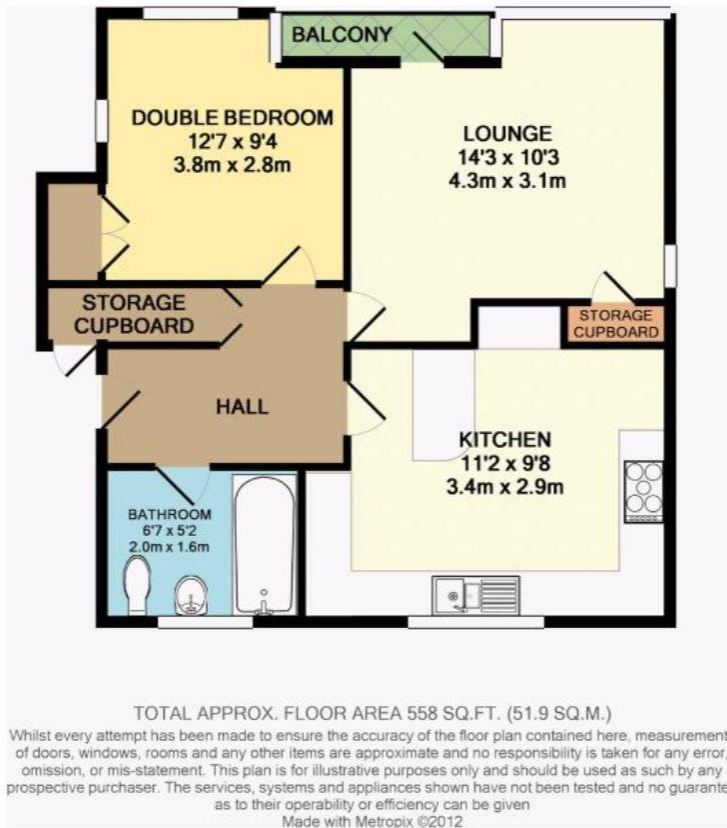
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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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.