

Hawkes Close, Langley, Berkshire, SL3 8BN

£315,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Situated in a gated development and offering contemporary living, B Simmons are delighted to present to the market this second floor purpose built apartment with spacious accommodation and its own private balcony. As you walk through the front door you are greeted with a long entrance hallway and adjoining doors leading to accommodation comprising; a large master bedroom with built-in wardrobes, a shower room en-suite and French doors out to the front Juliet balcony. There is a second double bedroom with built in wardrobes and matching wall mounted storage units, as well as a 'Jack and Jill' bathroom fitted with a matching white suite and a door leading out to the entrance hallway. The lounge/diner measures 16'10 x 11'9 and has French doors leading out to a private balcony offering pleasant views across open fields and there is a modern fitted kitchenette. The property further benefits from well-maintained communal areas, one allocated parking space with plenty of allocated visitor parking bay. The property is an ideal first time buy, investors or small families and couples due to its size and fantastic location. We have been informed by the seller that the development has Sky Q, Virgin Media and full fibre broadband FTTP available.

Hawkes Close is a popular gated development in Langley, located just 0.6 miles from Langley railway station and Elizabeth line, with Langley high Street shops, services and amenities also found the same distance away. There are many popular local primary, secondary and grammar schools within a short walking distance. Easy driving access to A4, M4, M25 and M40.

Property Information: Lease Remaining: Approx. 99 Years

Ground Rent: Approx. £240.00 PA

Maintenance Charge: Approx. £2085.00 PA

Council Tax Band: C / EPC Rating: D

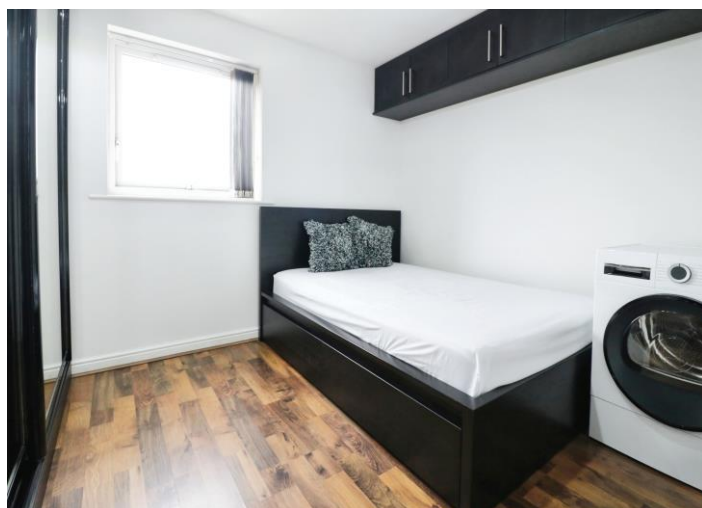
(all to be verified by a solicitor)

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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 64.5 m² (694 sq.ft.)

TOTAL: 64.5 m² (694 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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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.