

Folkestone Court, Langley, Berkshire, SL3 8LX

£197,500

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons welcomes to the market this purpose built first floor flat tucked away in a cul-de-sac location just off of Langley High Street. The property offers surprisingly spacious accommodation and comes with the benefit of a residents car park and well maintained communal gardens. An ideal First Time Buy or Buy to Let investment.

This spacious flat has its own security entry phone system providing access with stairs leading to the first floor and your private entrance. As you enter the property you walk into; an entrance hallway with adjoining doors to a uniquely shaped 15'11 lounge/diner, a double bedroom with a variety of built in wardrobes, a modern fitted kitchen and a separate bathroom fitted with a white three piece suite.

The property is conveniently located within approximately 1.1 miles of Langley railway / Elizabeth line station, close to all major routes - A4/M4/M25 and London Heathrow, local shop and amenities including local primary and secondary schools amongst the Langley Grammar and Langley Academy.

Property Information: Lease Remaining: Approx. 98 Years
Ground Rent: Approx. £10.00 PA
Maintenance Charge: Approx. £1150.00 PA
Council Tax Band: B / EPC Rating: C
(all to be verified by a solicitor)

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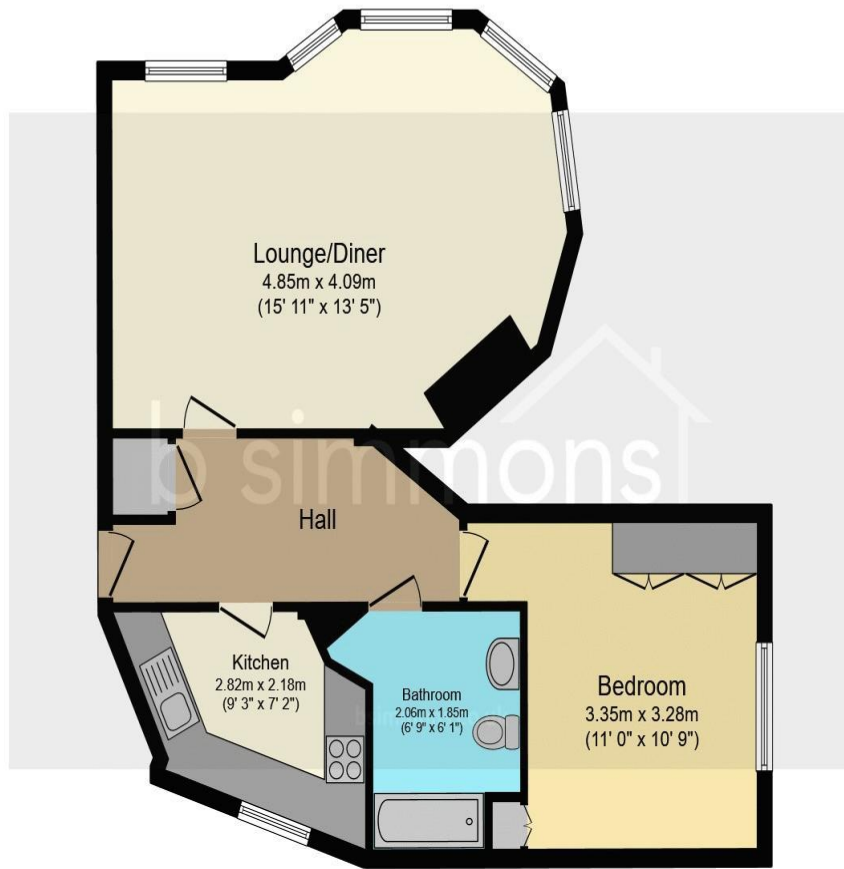
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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TOTAL: 64.8 m² (698 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

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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.