

Tithe court, Langley, Berkshire, SL3 8AS

£180,000

Leasehold

b simmons

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



Conveniently located within walking distance of local amenities and offered with no onward chain, B Simmons are delighted to present to the market this first floor large purpose built flat with off street parking and a garage.

The communal front door is controlled by a security entry phone system which is situated in the flats entrance hallway. There is a 16'10 living room which with the current layout accommodates a dining table and chairs. The kitchen is fitted with a range of matching wall and base units with roll top worksurfaces over, an integrated electric hob with extractor hood over, electric oven, space for appliances and two built in cupboards, one housing the hot water tank. There is a double bedroom with built in wardrobes and a contemporary shower room fitted with an integral shower, wash hand basin and W.C with built in vanity surround. Outside there are well maintained communal gardens for residents use, as well as a car park providing ample off street parking for residents and visitors. The property also benefits from an allocated single garage just a short walk from the property.

The property is located within 0.7 miles of Langley railway / Elizabeth line station, Langley High Street shops and is close to all major motorway links including the M4, M25 and M40.

Property Information: Lease Remaining: Approx. 88 years

Ground Rent: Approx. £25.00 PA

Maintenance Charges: Approx. £1773.44 PA

Council Tax Band: B / EPC Rating: E

(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 43.2 m<sup>2</sup> (465 sq.ft.)

TOTAL: 43.2 m<sup>2</sup> (465 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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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.

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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.