

Maplin Park, Langley, Berkshire, SL3 8YD

£200,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Situated in the modern development of Maplin Park, B Simmons are delighted to bring to the market this modern spacious ground floor maisonette which has been refurbished by its current owner. With an extended lease, residents car parking and well maintained communal gardens an internal viewing is highly recommended.

The maisonette, since purchased by the current owner, has undergone complete refurbishment. Internally the property is well presented with accommodation comprising; an 'L' shaped lounge/diner, a modern kitchen fitted with a range of grey in colour matching wall and base units, roll top worksurfaces over with space for appliances. An inner hallway provides access to a large storage cupboard housing a pressurised hot water a system, a contemporary shower room and a double bedroom. Outside there are well maintained communal gardens and a residents car park providing ample off street parking and further visitor spaces. The development also offers plenty of on-street parking available and a park just a short walk away.

Maplin Park is a popular residential development to the north-east of Langley, and ideally located just 0.7 miles to Langley railway and Elizabeth Line station. Langley High Street can also be found the same distance away, providing lots of local shops, amenities and services. There are many primary, secondary and grammar schools less than 1 mile away providing easy access via foot or car. Easy access to M4, M25 and M40.

Property Information: Lease Remaining : Approx 100 Years
Ground Rent: Approx £150.00 PA
Service Charge: Approx £831.04 PA
Council Tax Band: B / 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 area 33.9 sq.m. (365 sq.ft.)

L

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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.