

Kenyon Way, Langley, Berkshire, SL3 8BL

£355,000

Leasehold

b simmons

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



OWN 100% OF THIS MODERN APARTMENT.....Forming part of this modern development and located within approximately 0.6 miles of Langley railway / Elizabeth line station, B Simmons are delighted to present to the market this well presented spacious top floor purpose built apartment. The current owners are shared ownership at 42%. Internally the property is in excellent order throughout and offers spacious accommodation. As you enter through the front door you walk into an entrance hallway with two built in storage cupboards and adjoining doors providing access to; two double bedrooms, a separate family bathroom fitted with a matching white suite, shower screen and shower attachment over the bath. The living room, dining room and kitchen measuring 20'7 max. are open plan and offer contemporary living with the kitchen offering plenty of wall and base units, worksurface space and has space for appliances. Outside there are well maintained communal gardens to the front and rear of the property with access for residents. Further benefits of this property include double glazing and gas central heating. Externally, the estate is well-maintained and the property comes with an allocated parking space for two cars, with ample on-street parking for visitors or multi-car purchasers. The property is located within walking distance of Langley High Street, Langley Railway / Elizabeth line station, excellent schooling for all ages amongst them Langley Grammar and St Bernards Grammar, making this the perfect modern flat for those looking to commute, or move away from the city.

Property Information: Lease Remaining: Approx. 993 years  
Ground Rent: Approx. £300.00 PA  
Maintenance Charges: Approx. £1800.00 PA  
Council Tax Band: C / EPC Rating: B  
(all to be verified by a solicitor)

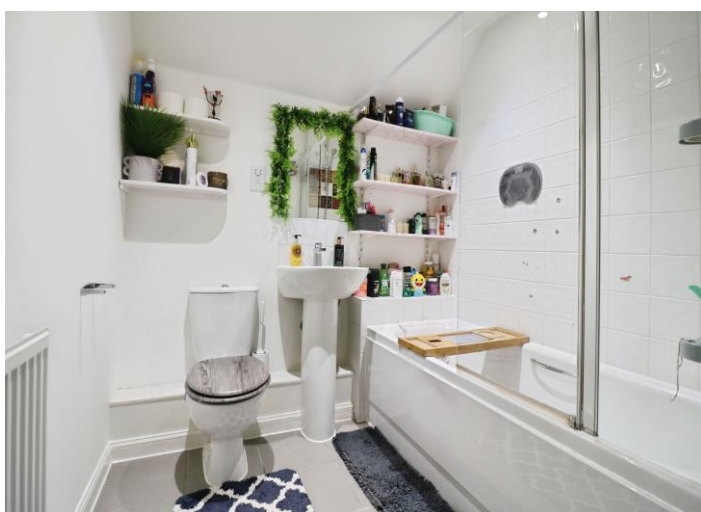


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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

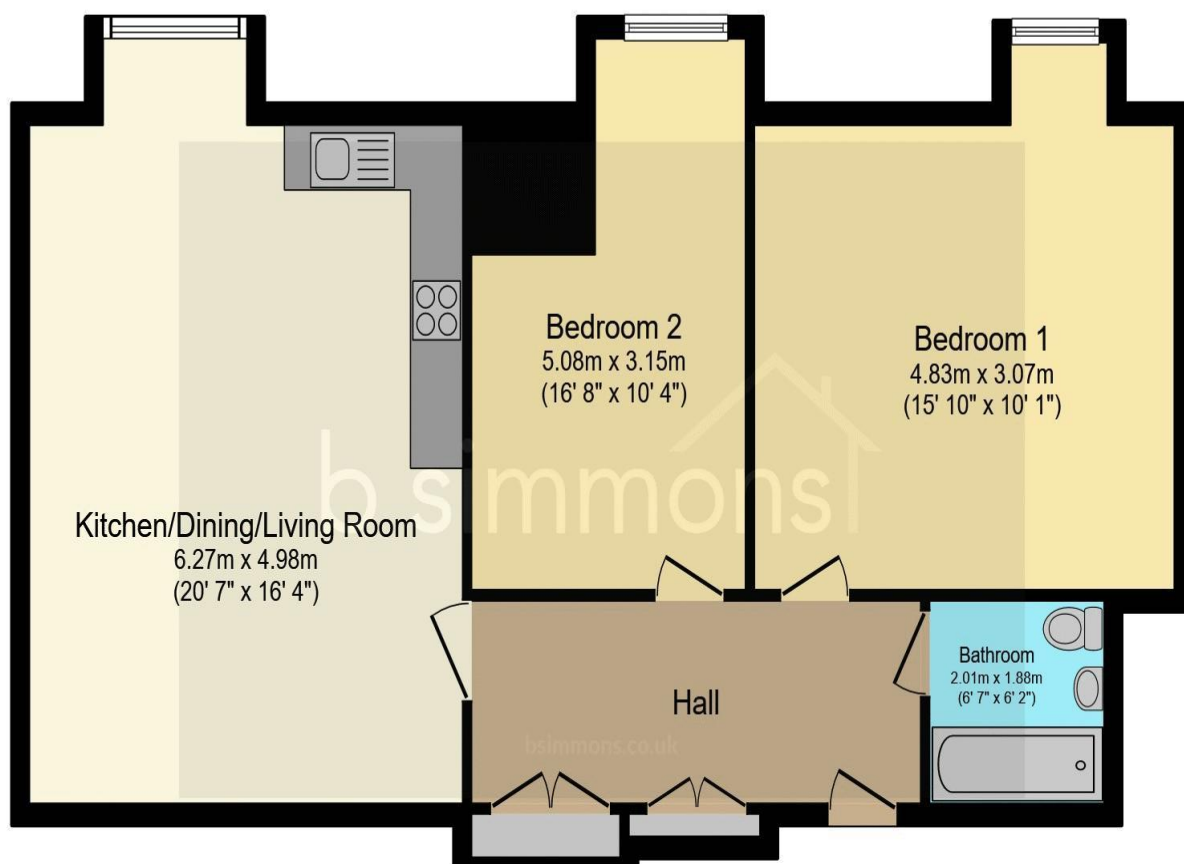
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Floor Plan

Floor area 85.8 sq.m. (924 sq.ft.)

Total floor area: 85.8 sq.m. (924 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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**b simmons**  

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T: 01753 545555 E: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

#### 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.