

Eden Close, Langley, Berkshire, SL3 8TY

£265,000

Leasehold

b simmons

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B Simmons are delighted to present to the market this spacious, light and airy purpose built, first floor apartment. An ideal first time buy, buy to let investment or for those with large families and a smaller budget. An internal viewing is highly recommended.

Internally the property has been well maintained by it's current owner and is well presented. Located on the first floor this home offers prospective buyers an inviting long entrance hallway, two double bedrooms, the second having a walk-in wardrobe, a contemporary four piece family bathroom which also has space and plumbing for a washing machine and plenty of storage. There is a separate galley style modern fitted kitchen and a large lounge which lends itself to a growing family with plenty of room for a dining table and chairs. The property further benefits from a large storage unit accessed via the communal hallway, and belongs directly to this property. A communal car park to the front of the property provides residents parking and there is ample for each property to have multiple vehicles. There is also communal grounds to enjoy in good weather or for children.

The property is located approximately 1.2 miles to Langley Railway / Elizabeth line station, whilst driving commuters will find the M4 and M25 very easily accessible. There is a plethora of local shops nearby, with Langley High Street only a 15 minute walk away for larger shops, takeaways and amenities such as Doctors, Dentists.

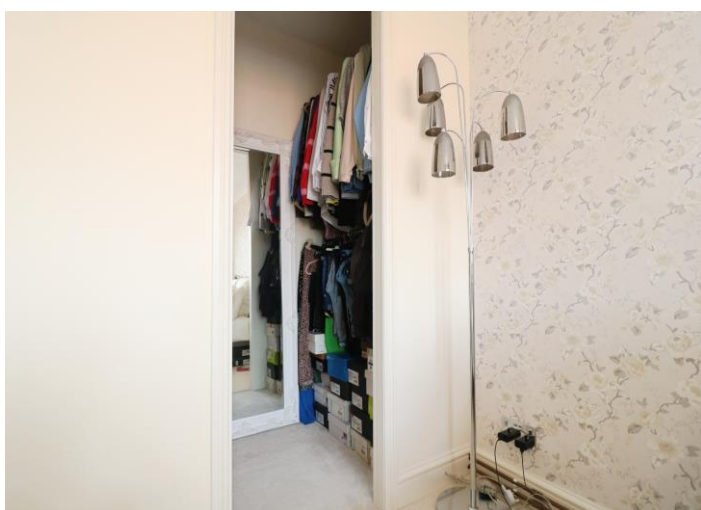
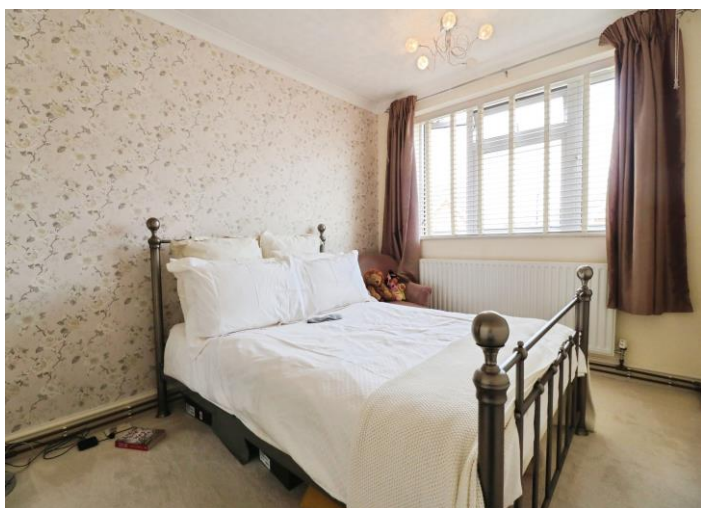
Property Information: Lease Remaining: Approx. 88 Years
Ground Rent: Approx. £25.00 PA
Maintenance Charges: Approx. £1400.00
Council Tax Band: C / EPC Rating: C
(all to be verified by a solicitor)

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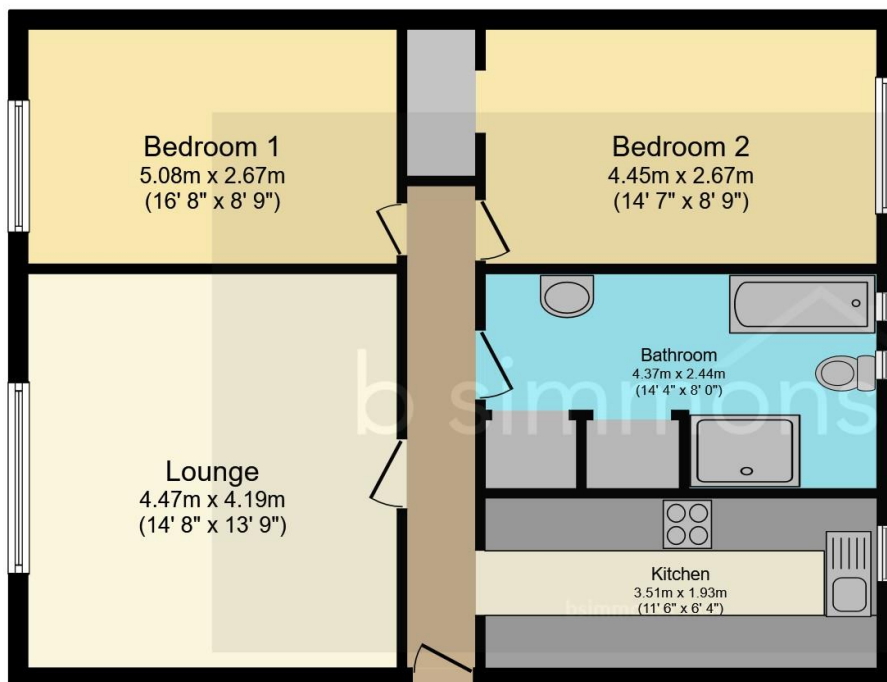
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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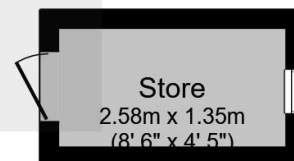
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Floor Plan

Floor area 69.7 sq.m. (750 sq.ft.)



Outbuilding

Floor area 3.5 sq.m. (37 sq.ft.)

Total floor area: 73.1 sq.m. (787 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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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.