

Datchet Meadows, Datchet Road, Datchet, Berkshire, SL3 7FR

£285,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Located in beautifully maintained communal grounds and forming part of this gated development, B Simmons are delighted to present to the market this two double bedroom purpose built apartment, with a lift servicing all floors. Boasting a private balcony, allocated parking and under floor heating. An internal viewing is highly recommended. Set in beautiful landscaped gardens this second floor purpose built apartment, has spacious accommodation comprising of two double bedrooms, with the master having an en-suite and built in wardrobes. There is a living/dining room with space for a small dining table and chairs with double glazed French doors leading out to a private balcony. The kitchen measures approximately 12'10 and is fitted with a range of matching wall and base units, roll top worksurfaces over and integrated appliances. The family bathroom is spacious and is fitted with a white three piece suite, shower screen and shower attachment over the bath. Outside there is a residents car park with an allocated space for one car as well as plenty of visitor spaces. Further benefits of this well presented home include double glazing and underfloor heating throughout. The property is conveniently located near local amenities, within walking distance of Slough mainline station and just minutes from Datchet station, offering easy access to both Datchet Village and Slough Town Centre. The well maintained communal gardens surround the block and there are locked bicycle shed and communal refuse area. Access to the M4 motorway just a short car drive away with links to the M25, M40.

Property Information: Lease Remaining: Approx. 108 years

Ground Rent: Approx. £587.25 PA

Maintenance Charges: Approx. £1721.06 PA

Council Tax Band: D / EPC Rating: B

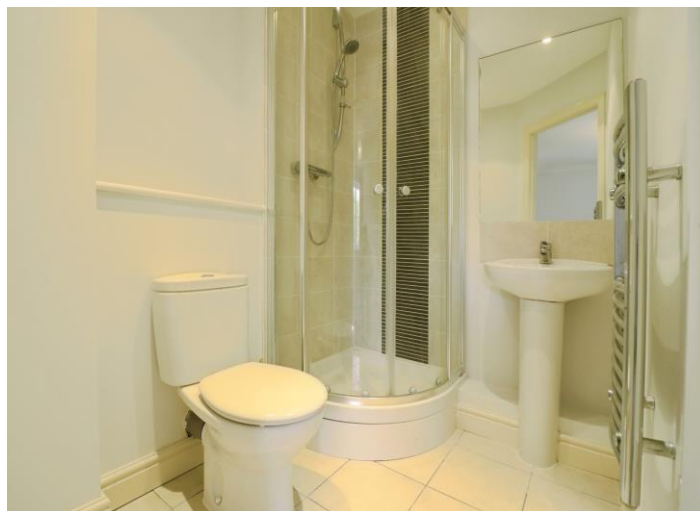
(all to be verified by a solicitor)

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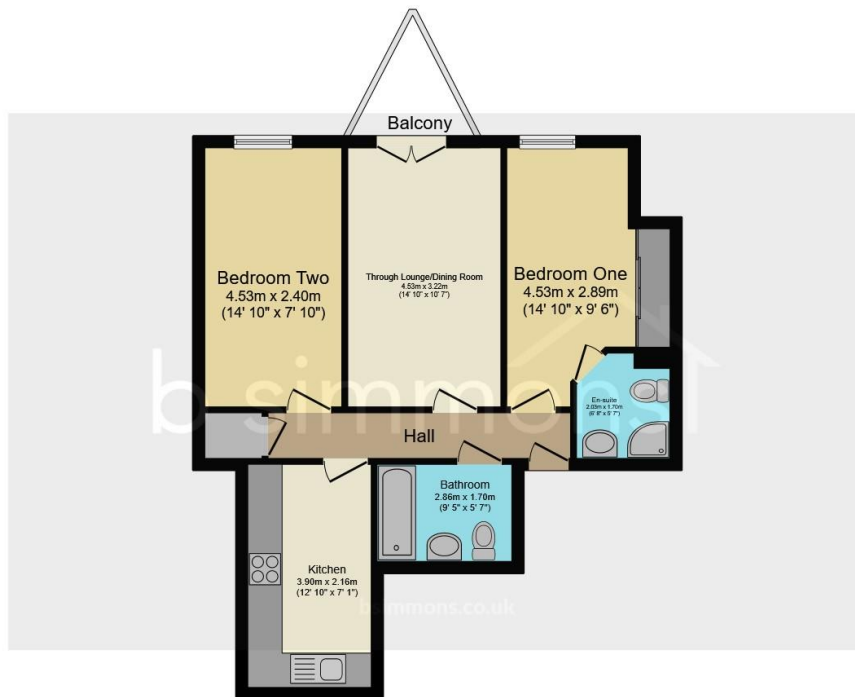
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Floor area 56.2 sq.m. (605 sq.ft.)

Total floor area: 56.2 sq.m. (605 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

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.