

Maplin Park, Langley, Slough, Berkshire, SL3 8YE

£235,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to bring to the market this beautifully updated ground floor flat. It is exceptionally well presented, offering modern finishes, generous storage and a bright, contemporary feel throughout. As you enter, the hallway—with its brand-new flooring, freshly painted walls and high-quality storage heater—provides access to all principal rooms. The living room is equally impressive, featuring new flooring, updated lighting and a newly installed energy-efficient heater that warms the space quickly and efficiently. The modern bedroom is spacious and benefits from a large built-in wardrobe, while two additional internal storage cupboards offer superb practicality. Flat 265 also uniquely enjoys exclusive access to an extra ground-floor storage cupboard, providing further convenience rarely found in similar properties. Also, included is a security entry phone system. The bathroom is fitted with a superb towel radiator and has been maintained to an excellent standard, complemented by updates previously carried out to the boiler and related systems, ensuring the flat is ready to move straight into.

Externally, the location is a standout feature. The property sits within easy walking distance of local shops, the station with fast Elizabeth Line links into London, and a lovely park at the top of the road—ideal for families and those who enjoy outdoor space. Allocated parking is included, along with ample visitor parking, completing this fantastic and well-maintained home.

Property Information: Lease Remaining: Approx. 163 years

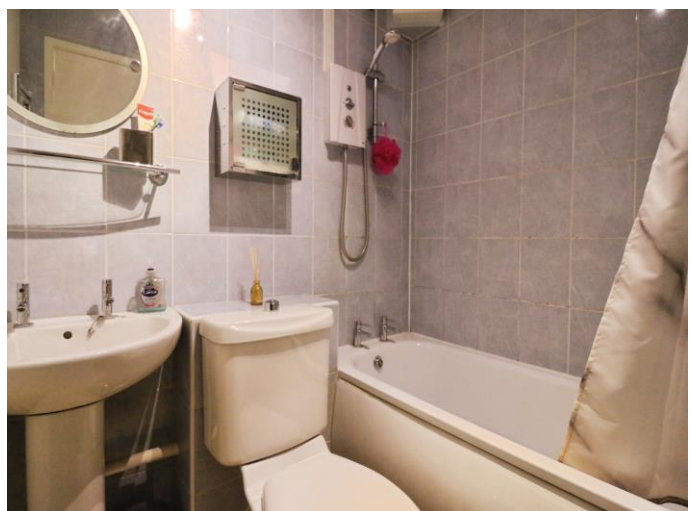
Ground Rent: £0 Per Annum

Maintenance Charges: Approx. £1596.12 Per Annum

Council Tax Band: B / EPC Rating: D

(All to be verified by a solicitor)

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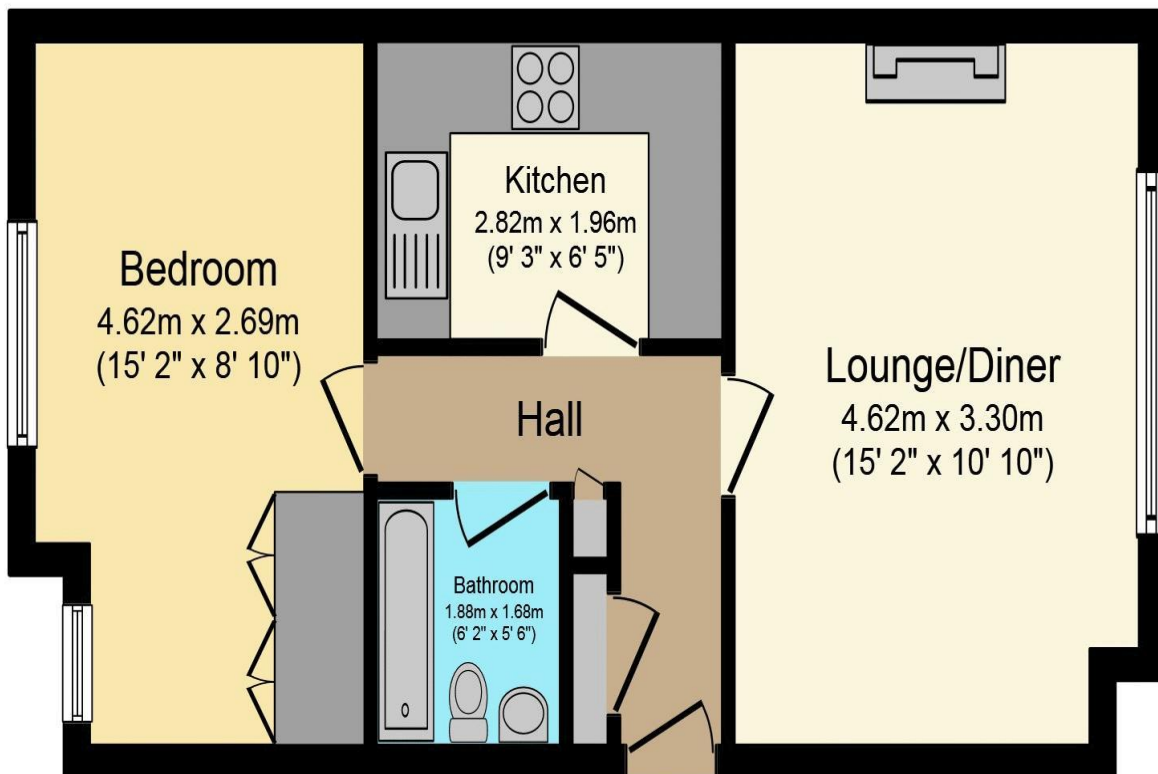
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Floor area 41.0 sq. m. (441 sq. ft.) approx

Total floor area 41.0 sq. m. (441 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX.

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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.