

Vicarage Way, Colnbrook, Berkshire, SL3 0RB

£230,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



NO ONWARD CHAIN.....Within walking distance of Colnbrook high street and local amenities, B Simmons are delighted to present to the market this ground floor purpose built maisonette. An ideal First Time Buy or Buy to Let investment. The property is well presented and benefits from a private front garden, an allocated parking space and communal gardens.

As you enter through your private front door you walk into an entrance hall leading through to an 'L' shaped living/dining room. An adjoining door leads through into an inner hallway and the current owner has cleverly converted a storage cupboard in to a study/office area. There is a modern fitted kitchen with space and plumbing for a washing machine, space for a fridge/freezer and a door giving access to communal gardens. The bathroom has been completely refurbished and has been fitted with a matching white three piece suite, shower screen and a shower installed over the bath. Lastly there is a double bedroom with built in wardrobes and outlooks on to the communal gardens. Outside there is a private garden to the front, predominantly laid to lawn with flower and shrub borders and a pathway leading to the front door. To the rear of this maisonette there are communal gardens and a residents car park with a carport allocated space giving off street parking for one car.

Colnbrook is a village location with local shops, parkland and fantastic bus routes to London Heathrow. There is easy access to M4, M40, M25 and A4.

Property Information: Lease Remaining: Approx. 176 years

Ground Rent: Approx. £0.00 PA

Maintenance Charges: Approx. £576.00 PA (2025)

Building Insurance: £322.80 PA (2025) 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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Floor area 41.6 sq.m. (448 sq.ft.)

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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 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.