

High Street

Iver • Buckinghamshire • SL0 9NE

Guide Price: £300,000



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Offered to the market is this immaculately presented two bedroom contemporary apartment right in the heart of Iver High Street. Iver has a vast array of local amenities such as shops, pubs, restaurants and supermarkets. The area is served with highly regarded schools such as Iver Village Infant and Junior Schools and popular leisure facilities such as Black Park and Langley Park.

Two bedrooms

Fantastic condition throughout

Secure gated parking

700 SQFT

Sizable terrace area

Well equipped fitted kitchen

Heart of Iver High street

Stones throw to highly regarded schools

Easy access to numerous transport links

Fantastic for First time buyers or investment

These particulars are intended as a guide and must not be relied upon as statements of fact. Your attention is drawn to the Important Notice on the last page.





Location

This fantastic two bedroom apartment is set in a highly regarded road right in the heart of Iver. Iver high street has a range of local amenities, such as shops, pubs, supermarkets and restaurants, with more comprehensive leisure, shopping and transport facilities at Uxbridge, Slough or Gerrards Cross which are only a short drive away. Iver Court is also a short stroll away from the newly renovated Iver station which offers the new Elizabeth Line allowing direct access right into the heart of London in only 25 minutes.

Property

Upon entering this two bedroom apartment you are welcomed by a bright and airy entrance hall which leads through to the living room on the left hand side of the property which has a spacious feel whilst still offering a nice homely space for a family room. To the right hand side of the property is the kitchen area offering an abundance of storage space, ample worktop space and some integrated appliances. Proceeding further down the hallway is the well presented family bathroom. Concluding this apartment are the two double bedrooms.

Outside

To the rear of the property is the gated car park for residents only. Proceeding from the private car park up to the apartment is a large terrace area offering some outdoor space for individuals to use in the summer months.





Schools:

Iver village Infant School 0.1 miles
Iver village junior school 0.1 miles
Cowley St Laurence 1.2 miles



Train:

Iver (Elizabeth Line) 1.15 miles
West Drayton (Elizabeth Line) 2.6 miles
Uxbridge 2.7 miles



Car:

M4, A40, M25, M40



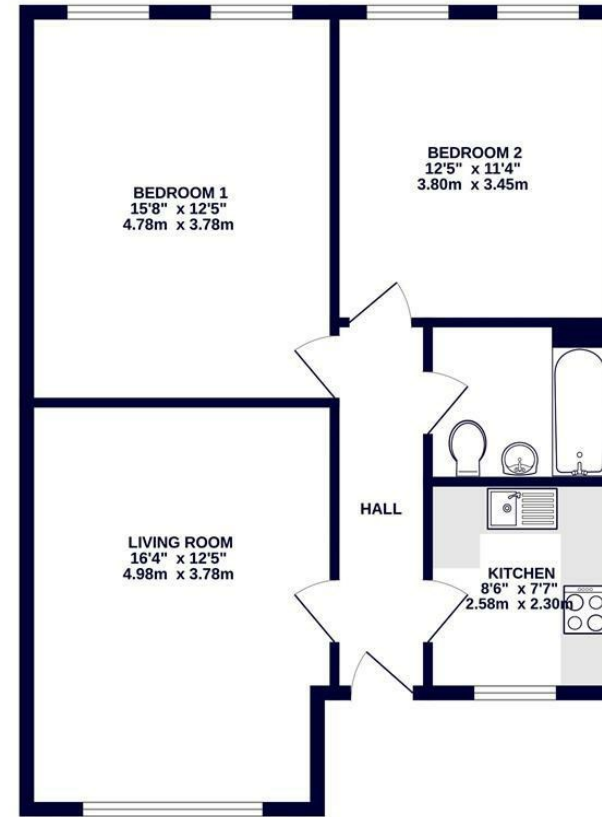
Council Tax Band:

C

(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
700 sq.ft. (65.1 sq.m.) approx.



TOTAL FLOOR AREA: 700 sq.ft. (65.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Target
Very energy efficient - lower running costs	A		
Energy efficient - lower running costs	B		
Decent energy efficiency - lower running costs	C	82	82
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Very poor energy efficiency - higher running costs	F		
Not energy efficient - higher running costs	G		

England & Wales
EPC Directorate
2022/01/10

Important Notice: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise has the authority to make or give any representation or warranty in respect of the property.