

# Dutton Way

Iver • Buckinghamshire • SL0 9NZ  
Guide Price: £200,000



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Located in the heart of Iver, this well presented, second floor, one bedroom apartment offers an excellent opportunity for first time buyers or investors. The apartment measures 571 sq. ft and comprises a generous double bedroom, modern kitchen, and a cosy living area. The property is well maintained and in great condition throughout, requiring minimal work. Additional benefits include ample internal storage, private external storage, residential parking, and communal gardens. Ideally positioned close to Iver High Street, the property is also a 20 minute walk from Iver Station, offering access to the Elizabeth Line. A superb, low maintenance home in a highly convenient location.

Second floor apartment

One double bedroom

Excellent condition

571 sq.ft

Ample storage

Great for first time buyers or investors

Residential parking

Communal gardens

Local to the Elizabeth Line

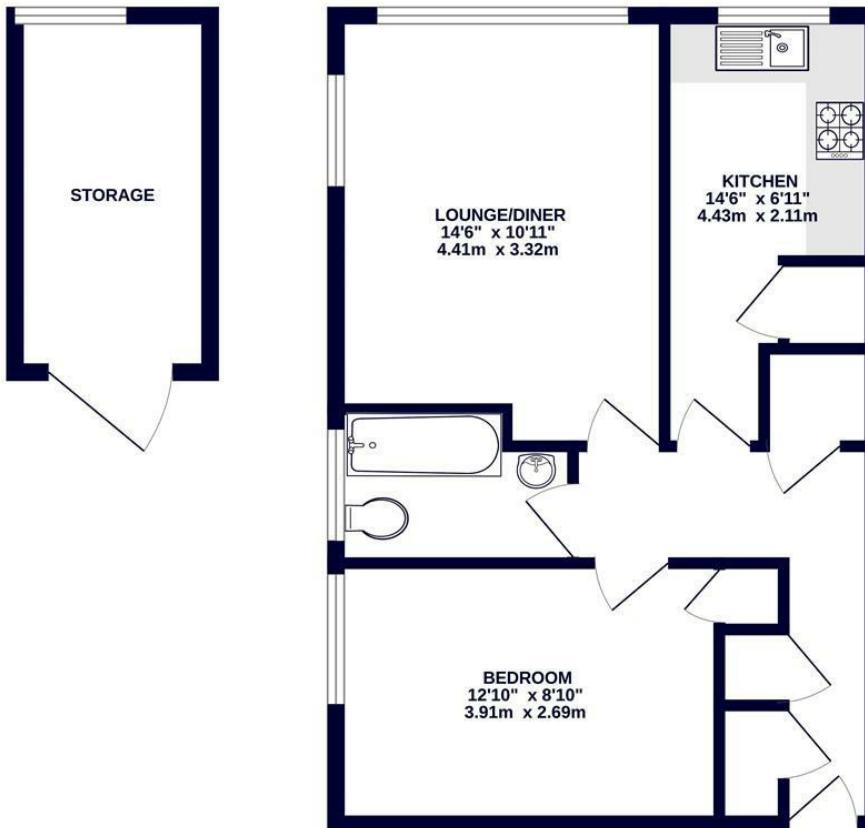
Close to local amenities

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.





2ND FLOOR  
571 sq.ft. (53.1 sq.m.) approx.



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TOTAL FLOOR AREA: 571 sq.ft. (53.1 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the particulars 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
Very energy efficient - lower running costs	
20+ A	A
19-18	B
17-16	C
14-13	D
12-11	E
9-8	F
7-6	G
More energy efficient - higher running costs	
EU Directive 2002/91/EC	

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.