

High Street

Iver • Buckinghamshire • SL0 9NG
Guide Price: £285,000



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est 1986

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A modern two bedroom, two bathroom duplex apartment that enjoys an elevated position on Iver High Street, providing a luxury lifestyle of ultimate convenience due to its close proximity to local shops, schools and transport links. The property itself offers bright interiors throughout and also benefits from a long lease, along with no onward chain.

Two bedroom apartment

947 sq ft

No onward chain

116 year lease

Open plan layout

Under floor heating in both bathrooms

Ground Rent £100 per annum

Council tax band C

Easy access to M25 and Home counties

Closeby to sought after schools

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

Iver High Street is situated in South Buckinghamshire and offers easy access to a number of local amenities including shops, schools and village pubs. For the commuter, bus services provide excellent coverage to Slough and Uxbridge Town Centre and the M4 M40 & M25 motorways are just a short drive away. Iver also benefits from the Crossrail providing fast and frequent services in and out of London (0.83 miles away).

Property

Accommodation comprises two double bedrooms, large kitchen/living space, one generously proportioned family bathroom and one en-suite. The converted building now houses 5 apartments, with a communal entrance to the rear providing access to the 3 higher level properties. This property enjoys a unique design and layout whilst also benefitting a fantastic location.

Outside

Offers a private terrace area and ample on street parking.



Schools:

Iver Village Infant School 0.1 Miles
Iver Village Junior School 0.3 Miles
Cowley St Laurence CofE Primary School 1.2 Miles



Train:

Iver Station 0.8 miles
West Drayton Station 1.6 miles
Langley Station 1.8 miles



Car:

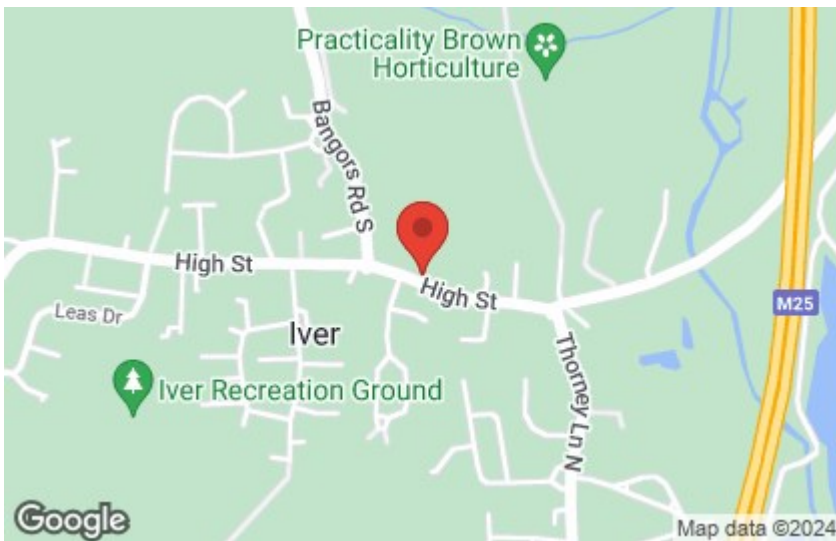
M4, A40, M25, M40



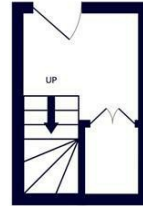
Council Tax Band:

C

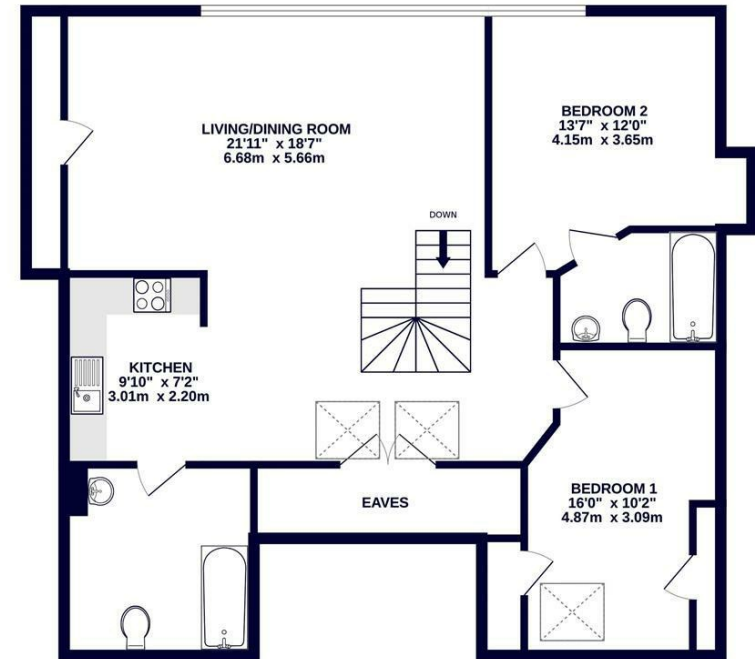
(Distances are straight line measurements from centre of postcode)



GROUND FLOOR
54 sq.ft. (5.0 sq.m.) approx.



1ST FLOOR
893 sq.ft. (82.2 sq.m.) approx.



TOTAL FLOOR AREA : 947 sq.ft. (88.0 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	79	79
Some energy efficiency - lower running costs	D		
Not very energy efficient - higher running costs	E		
Energy inefficient - higher running costs	F		
Very energy inefficient - higher running costs	G		

England & Wales
EPC 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.