

64B

High Street
Iver
Buckinghamshire
SL0 9NG

RWHITLEY
Est. 1938 & CO

Guide Price £217,500



- This Apartment is NOT above a Pub - The whole building has been converted into Residential Accommodation.
- First Floor Apartment
- Double Bedroom
- Spacious Living/Dining Room
- Fitted Kitchen
- Shower Room
- Central Iver Village Location

DESCRIPTION

A centrally located one double bedroom first floor apartment which is ideally located for access to Iver village High Street. The Elizabeth Line at Richings Park is also 0.9 miles away. The property offers generous accommodation boasting a larger than average living/dining area, kitchen fitted with gloss wall and floor cupboard units and granite effect laminate worksurfaces, shower room and a good sized double bedroom.

OUTSIDE

A shared secure gate with telephone intercom system provides access to stairwell to a first floor level terrace area with door to lobby serving three apartments including no. 64B.

LOCATION

The motorway network, London Heathrow Airport, Stockley Business Park, town centre of Uxbridge and Slough Trading Estate are all within easy motoring distance. Mainline railway with Elizabeth Line situated in Richings Park, Iver.

TENURE

We understand that the property is held on a lease term of 125 years from 2/2/2016.*

GROUND RENT

We understand that there is a ground rent currently payable of £100 per annum. The ground rent rises to £200 per annum from year 50 of the lease, £250 per annum from year 75 and £300 per annum from year 100.*

SERVICE CHARGE

We understand there is currently no annual service charge payable. Any maintenance costs are currently shared between residents. The buildings insurance payable is £365.27 for the current year (14/3/22 - 13/3/23).*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

SERVICES

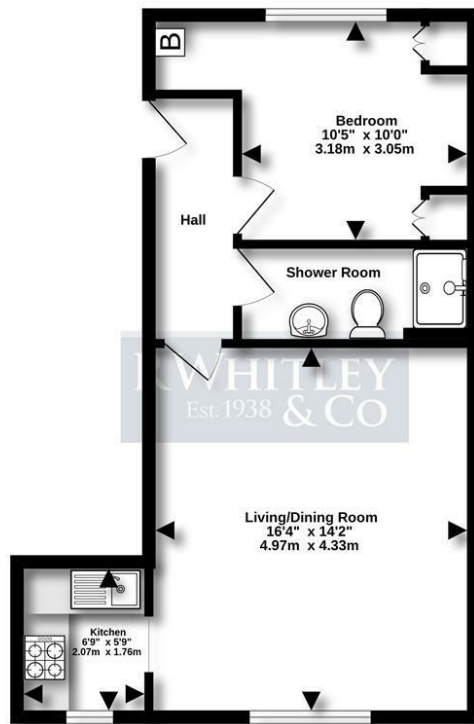
Mains gas, electricity, water and drainage.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	66	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



FIRST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 473 sq.ft. (44.0 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.
Made with Mempro ©2023

RWHITLEY Est. 1938 & CO

Every care has been taken with the preparation of these Brochures but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance please ask us for verification or seek professional verification. This brochure does not constitute any part of a contract. All measurements are approximate. Fixtures, Fittings & Appliances have not been tested. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. Drawings, Sketches & Floor Plans are for general guidance only are not to scale.

Estate House, 40 Station Road, West Drayton, Middlesex, UB7 7DA
sales@rwhitley.co.uk | 01895 442711 | rwhitley.co.uk

