

# Flat 5

32-34 High Street  
Iver  
Buckinghamshire  
SL0 9NG

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RWHITLEY  
Est. 1938 & CO

# Guide Price £159,950



- Spacious Studio Apartment
- Generous Studio Room
- Kitchen/Diner
- Shower Room
- Gas Central Heating
- One Allocated Parking Space
- Village Centre Location
- Approx. 0.9 Mile to Elizabeth Line
- No Onward Chain

## DESCRIPTION

A larger than average second floor studio apartment located on Iver Village High Street with the Elizabeth Line at Richings Park being approximately 0.9 miles distant. Sold with no onward chain complications, the property offers generous accommodation comprising a spacious dual aspect studio room with storage cupboard, a dual aspect kitchen/diner with a basic range of wall and floor cupboard fitted units and a shower room.

## OUTSIDE

One allocated parking space. Communal garden area to the rear.

## 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 99 years from 11/12/2013 (88 years remaining).\*

## GROUND RENT

We understand that the ground rent currently payable is £100 per annum. The ground rent increases to £200 in 2046, £400 in 2079 for the remainder of the lease term\*

## SERVICE CHARGE

We understand that the annual service charge payable for the current year is £719.97 per annum. In addition to this, we are advised that there will be some roof repair works taking place this year. The share of the cost due for Flat 5 will be approx. £1,500 and the current owners have confirmed that they will pay this. \*


## HEATING & HOT WATER

A gas fired boiler serves the radiator system and provides the domestic hot water. Electric immersion heater in a hot water cylinder.

## COUNCIL TAX BAND

We understand that the current council tax band is B.

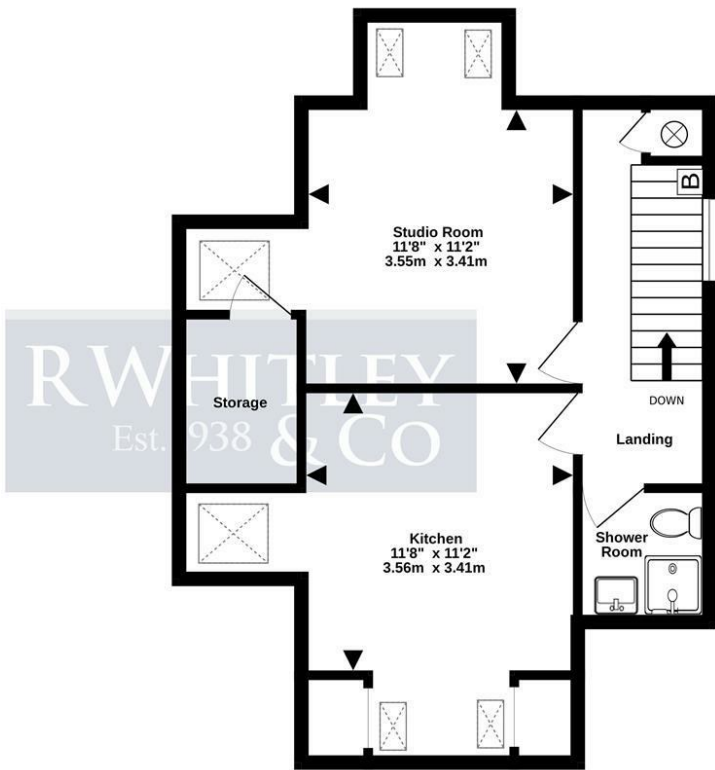
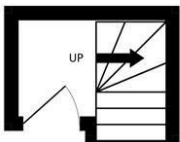
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>72</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



FIRST FLOOR  
31 sq.ft. (2.9 sq.m.) approx.

SECOND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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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