

## 52 Blunden Drive, Langley, SL3 8WG



**Guide Price £270,000**

<b>Ground Floor Flat</b>	• 2 Bedrooms
<b>Bathroom</b>	• Living room
<b>14ft Kitchen</b>	• Gas central heating
<b>Sought after location</b>	• Close to local amenities
<b>Parking</b>	• Immediately available



Found on:

 **rightmove**  **Zoopla.co.uk**

Member of:

 **PRS** Property Redress Scheme

**Langhams Estate Agents**

52 High Street Slough Berkshire SL1 1EL

**t:** 01753 550775 **e:** [info@langhamsproperty.com](mailto:info@langhamsproperty.com) **w:** [www.langhamsproperty.com](http://www.langhamsproperty.com)

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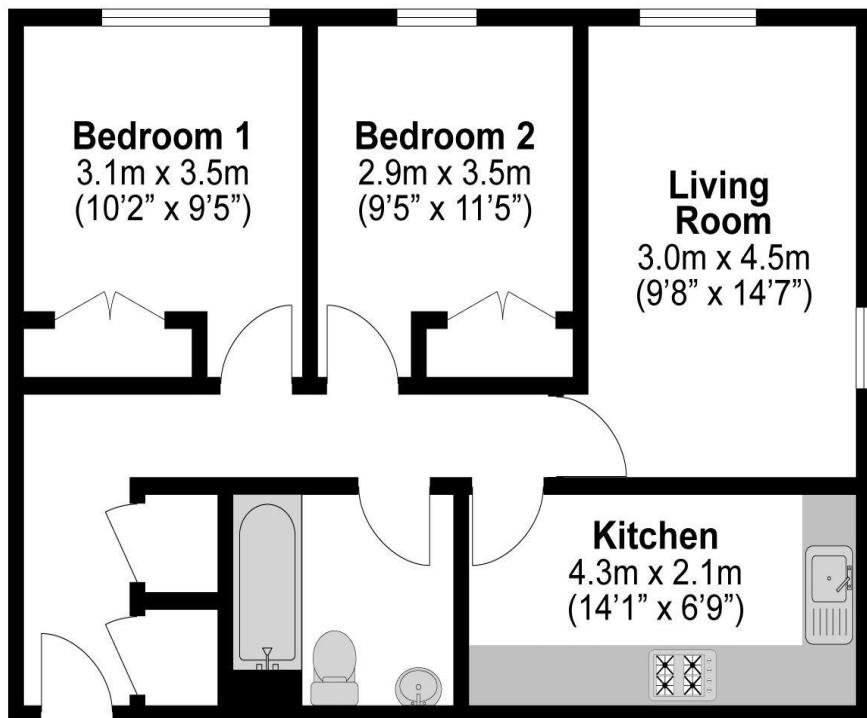
Langhams are pleased to offer For Sale this well maintained ground floor apartment located within a popular residential development, conveniently located close to several sought after schools and within easy access to the motorway network and London Heathrow. Features include: entrance hall with two storage cupboards, 2 Bedrooms both with built-in wardrobes, Living room, separate fitted 14ft Kitchen and Bathroom. Allocated parking, communal garden and gas central heating. Immediately available



**Total Approximate Floor Area**

667 Square feet

62 Square metres



**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**

**MONEY LAUNDERING REGULATIONS 2003** intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Energy performance certificate (EPC)

52, Blunden Drive  
SLOUGH  
SL3 8WG

Energy rating

C

Valid until: 20 March 2028

Certificate number: 8518-7927-5150-5631-9992

Property type

Ground-floor flat

Total floor area

62 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#)

(<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

### Energy efficiency rating for this property

This property's current energy rating is C. It has the potential to be C.

[See how to improve this property's energy performance.](#)

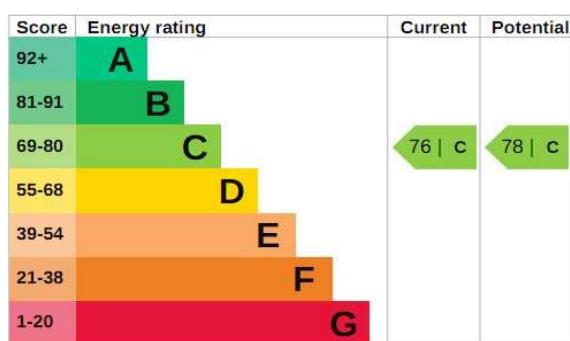
The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60



To view this property please contact Langhams Estate Agents

**Tel: 01753 550 775**  
**Email: sales@langhamsproperty.com**

Tenure: Leasehold  
Council Tax Band: C  
EPC Rating: C

Property Ref: LEA03720

All negotiations for this purchase must be made through Langhams Estate Agents.

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**THE PROPERTY MISDESCRIPTIONS ACT 1991** Langhams Estate Agents has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and do not constitute part or all of an offer or contract. Any measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.







