





Property Description

An opportunity to purchase this two-bedroom apartment located in a popular residential development in Langley. Situated behind Langley Grammar school, within catchments of local Primary and Grammar schools, easy access to the M4 junction and Elizabeth line train station. It benefits from 17 ft lounge, separate kitchen, double bedrooms, en-suite, allocated parking and offers no chain.

Entrance Hall

Entry phone, two store cupboards, doors to:

Lounge

17' 9" max x 11' 9" max (5.41m max x 3.58m max). Rear aspect window, electric wall mounted heater, leads to:

Kitchen

11' 10" x 6' 2" (3.61m x 1.88m). Side aspect window, wall & base units, four ring integrated electric hob, oven under, cooker hood, one and a half bowl sink drainer unit, plumbing for washing machine and dishwasher, space for under counter fridge freezer, tiled floor

Bedroom One

13' 7" into door recess x 9' 8" (4.14m into door recess x 2.95m). Rear aspect window, electric wall mounted heater, door to:

En-Suite

Shower cubicle, wash hand basin, WC, electric wall mounted heater, extractor fan, tiled floor

Bedroom Two

13' 7" x 8' 4" (4.14m x 2.54m). Rear aspect window, electric wall mounted heater

Bathroom

Bath with mixer tap and shower attachment, wash hand basin, WC, electric wall mounted heater, extractor fan, tiled floor

Outside

Allocated Parking Space





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: D

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This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Feb 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The 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. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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