







### Property Description

This spacious two-bedroom second floor flat, located in Langley, is now offered for sale. Situated in a popular residential area, is within one mile from Langley's Elizabeth line train station, easy access to the M4 junction, close to regular bus routes and is within catchments of popular Primary and Grammar Schools. It benefits from 16ft lounge, balcony, double bedrooms, separate fitted kitchen and has a good lease remaining.

### Ground Floor:-

#### Communal Entrance

Entry phone system, stairs to all floors

#### Second Floor Landing

Door to:

#### Entrance Hall

Entry phone, two storage cupboards, radiator

#### Lounge

16' max x 12' 10" into door recess (4.88m max x 3.91m into door recess)  
Front aspect window, fireplace, radiator, door to balcony

#### Kitchen

9' 5" x 7' 5" (2.87m x 2.26m)  
Rear aspect window, single drainer sink unit with mixer tap and cupboard under, gas cooker point, plumbing for washing machine, space for fridge/freezer, door to communal area.

#### Bedroom One

12' 10" to store cupboard x 9' 11" to store cupboard (3.91m to store cupboard x 3.02m to store cupboard)  
Front aspect window, two store cupboards, radiator.

#### Bedroom Two

10' 2" to store cupboard x 9' 11" max (3.10m to store cupboard x 3.02m max). Rear aspect window, store cupboard

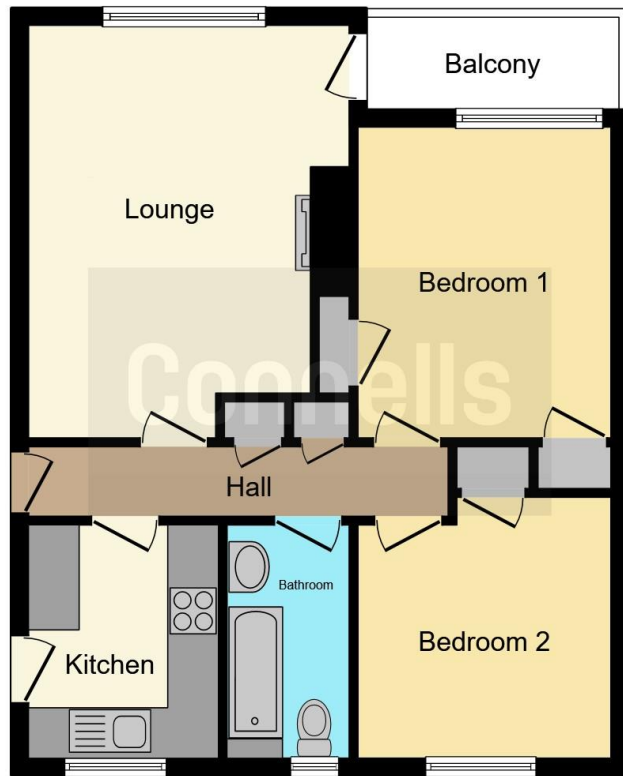
#### Bathroom

Rear aspect window, bath with mixer tap and shower attachment, wash hand basin, WC, radiator, tiled floor.

## Communal Areas

Private external store cupboard, communal waste disposal chute





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](http://www.focalagent.com)



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**EPC Rating: Awaited**

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This is a Leasehold property with details as follows; Term of Lease 125 years from 20 May 2019. 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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