

# The **Frost** Partnership

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**13 Cavendish Court, Coleridge Crescent, Colnbrook, Berkshire, SL3 0QQ**

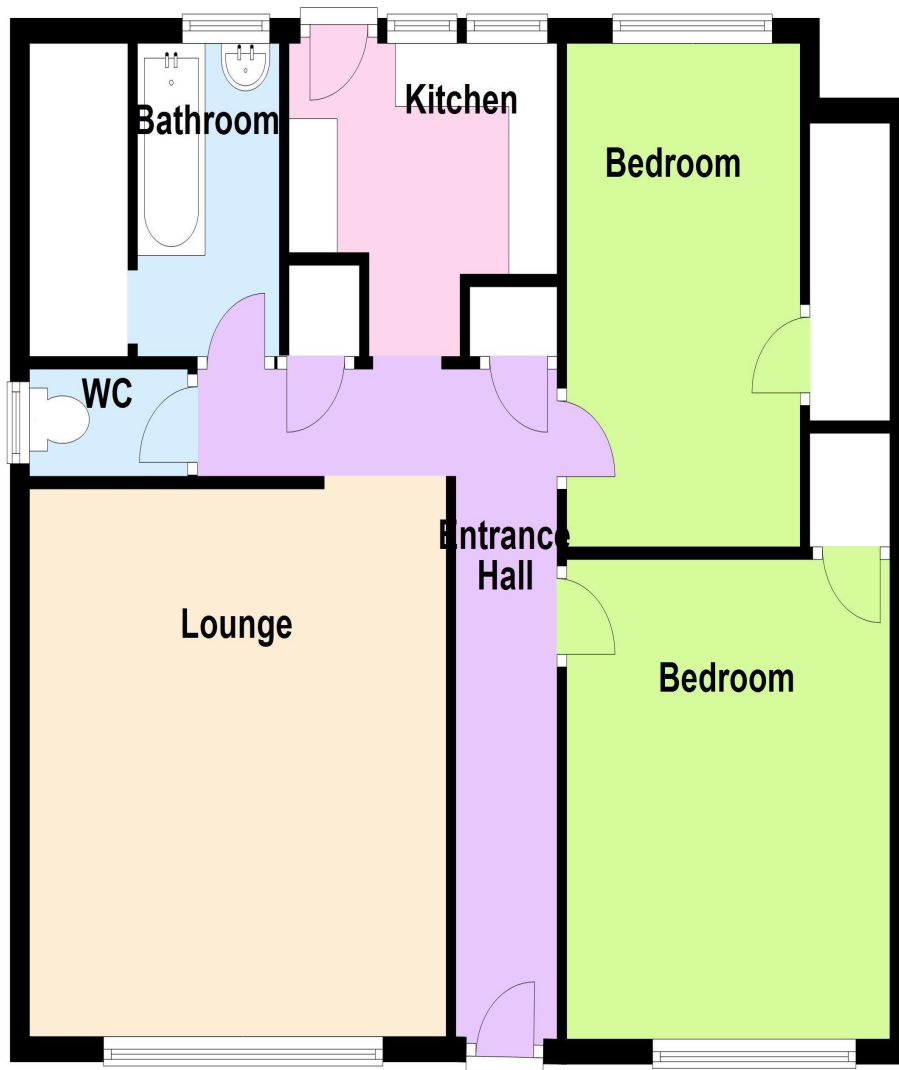
**£262,000 Share of Freehold**



- Spaciously designed ground floor maisonette
- 14' x 14' lounge
- Front and rear gardens
- 2 double bedrooms
- Garage in block
- Share of freehold

## Ground Floor

Approx. 69.0 sq. metres (743.0 sq. feet)



Total area: approx. 69.0 sq. metres (743.0 sq. feet)

**Property Description**

This well planned ground floor maisonette is set well back from Coleridge Crescent overlooking a pleasant green area. The features include an 18' hall, 14' x 14' lounge, 2 double bedrooms, front and rear garden and garage in block. Local stores are immediately available and the 81 bus route passes along the nearby Old Bath Road.

**EPC Rating: C**

**The accommodation comprises (all measurements approximate):-**

**Ground Floor****Entrance Hall**

18'5 long, radiator, 2 storage cupboards.

**Lounge 14'3 (4.34m) x 14'2 (4.32m)**

Double glazed window, double radiator.

**Kitchen 9'0 (2.74m) x 6' (1.83m)**

Worksurface with space under, door to rear garden, one and half bowl single drainer sink unit, wall cupboards.

**Bathroom**

Panelled bath, electric shower over, pedestal basin, double glazed window, shaver point, large cupboard housing gas boiler and plumbing for washing machine.

**Bedroom 1 12'6 (3.81m) x 11' (3.35m)**

Front aspect double glazed window, double radiator, built in wardrobe.

**Bedroom 2 13'0 (3.96m) x 7'4 (2.24m)**

Radiator, double glazed window, deep understairs storage cupboard.

**Outside**

The property has the advantage of a garage in a nearby block.

It also has its own garden to the front and rear.

**Outgoings**

We are advised the vendor has a share of freehold but there is the balance of a 999 year lease with no ground rent. There is a variable service charge of, at present, £300 per annum which includes buildings insurance.

**VIEWING:**

**Via The Frost Partnership, 6 Clayton Parade, Langley**

**Telephone: 01753 583999 Email: [langley@frostweb.co.uk](mailto:langley@frostweb.co.uk)**



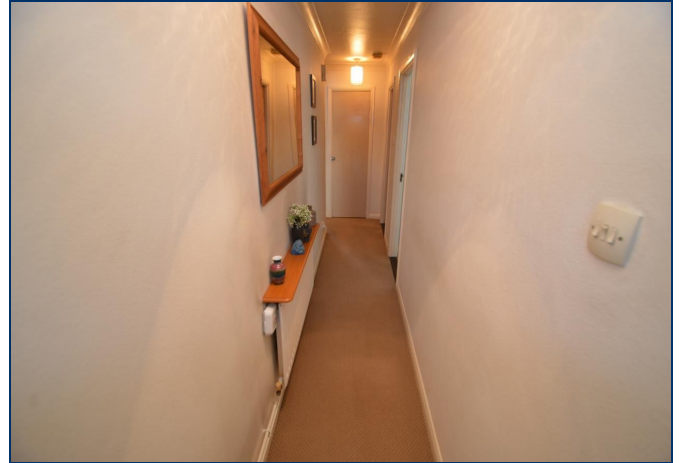
#### AGENT'S NOTE

##### Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

##### Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note:** For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.