

# Rolfe East



Meadow Court, Iver, SL0 0AL

£499,950

- Ground Floor Apartment
- Two Double Bedrooms
- Secure Underground Parking
- Close to Heathrow Airport, M4 & M40
- Utility Room
- Gated Development
- Two Bathrooms
- EV Charging
- Perfect Lock Up & Leave
- Private Outdoor Space



Where luxury comes as standard, this ground floor beautiful two double bedroom apartment offers contemporary and modern living. The property offers a spacious open plan reception room with fitted kitchen and modern appliances, private outside space, utility room, two double bedrooms and two bathrooms (one en-suite)

Set in a gated development, surrounded by green space this property offers a sense of seclusion while remaining exceptionally well connected. The Elizabeth line, M4 & M40, and Heathrow Airport are all within easy reach. Further benefits include secure gated parking for two cars, and EV charging

To arrange your appointment, please contact Rolfe East on 020 8567 2242.

 2  2  1  B

Council Tax Band: D



## Buildings 1 and 2

### GROUND FLOOR

No's 1, 5\*, 16 & 20\*

### FIRST FLOOR

No's 6, 10\*, 21 & 25\*

### 2 BEDROOM APARTMENT

94.11 SQ M / 1013 SQ FT

### Floor Dimensions

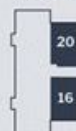
Kitchen/Dining/Living	7.40m x 4.60m	24' 3" x 15' 1"
Principal Bedroom	4.47m x 3.04m	14' 8" x 9' 11"
Bedroom 2	2.92m x 2.83m	9' 7" x 9' 3"

### BUILDING 2

#### FIRST FLOOR



#### GROUND FLOOR



### BUILDING 1

#### FIRST FLOOR

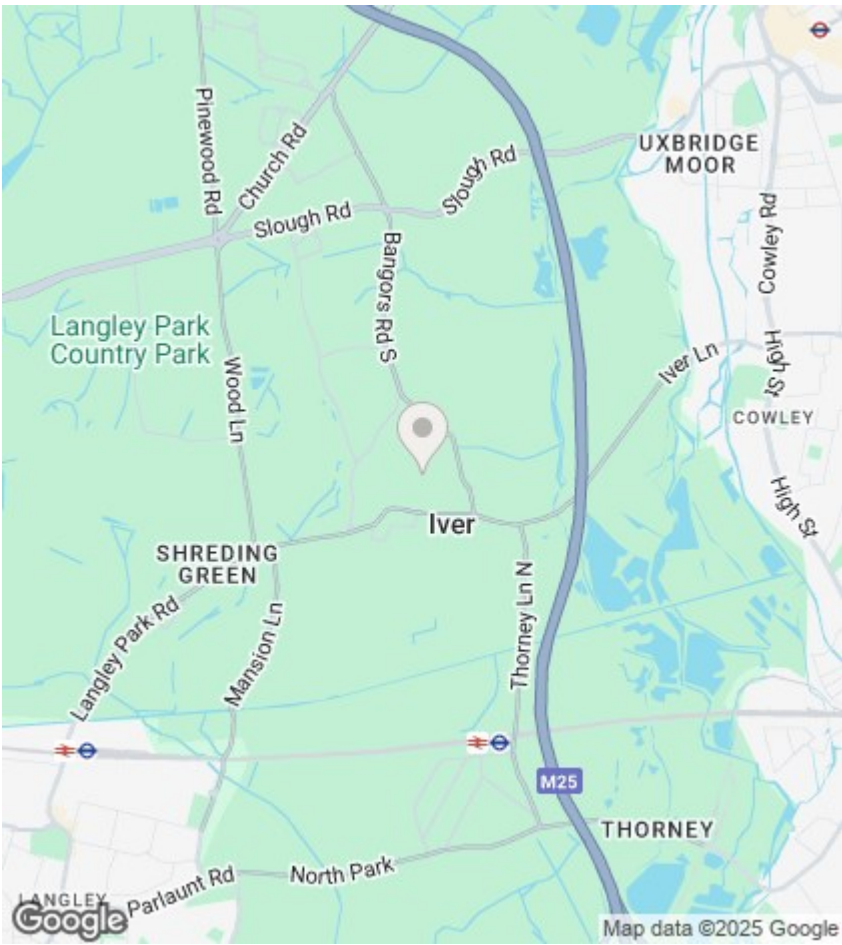


#### GROUND FLOOR



\*Denotes handed apartments. Floor plan shown is No. 1 and has a terrace. Upper floor apartments have balconies that vary in size. Please see the website for full details. Floor plans are indicative and are subject to change. Measurements are approximate and floor plans may not be proportionally scaled.

## Directions



## Viewings

Viewings by arrangement only.  
Call 020 8567 2242 to make an appointment.

## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC