



21 Parsons Road, Langley, SL3 7GU

**£285,000**



## 21 Parsons Road, Langley, SL3 7GU

**NEW LEASE EXTENSION ON COMPLETION and being sold with NO ONWARD CHAIN!** Located within a residential road on the leafy outskirts of Langley is this second floor immaculately presented second floor apartment. The property comprises of a fantastic lounge through dining room with space for home office, two double bedrooms, two bathrooms and separate kitchen. The property also boasts residents parking and the option of coming with a brand new lease!



**Communal Entrance:**

Through a security door with intercom system, stairs rising through the very well presented communal halls, door into:

**Entrance hall:**

A spacious entrance hall with wood flooring, radiator, intercom phone, storage cupboard, doors into:

**Lounge through dining room:**

A bright living room being double aspect with a window over the front aspect and a three sided bay window over the side aspect, wood flooring, radiator, TV, telephone and power points, doors into:

**Kitchen:**

Fitted with a range of eye and base level wood units with a complimentary work surface, inset sink with drainer, integral oven with a four ring hob and extractor fan above, space for freestanding appliances including washing machine and fridge, window over the front aspect, tile flooring and tiled splash backs.

**Bedroom one:**

A double bedroom with a recessed double wardrobe, window over the side aspect, wood flooring, radiator, TV and power points. Door into:

**En-suite:**

A three piece white bathroom suite comprising of a shower cubicle with glass screen, low level W.C, pedestal wash hand basin, extractor fan, tile flooring and partially tiled walls.

**Bedroom two:**

A smaller double bedroom with a window over the rear aspect, recessed single wardrobe, wood flooring, radiator and power points.

**Bathroom:**

A three piece white suite comprising of a panel enclosed bath with shower and glass screen above, pedestal wash hand basin, low level W.C, extractor fan, tile flooring and partially tiled walls.

**General information:**

Tenure: Leasehold

Lease remaining: 80 Years

Lease term: TBC

Service charge: £170.83pcm

Service charge review: Yearly April 1st

Ground rent: £150pa

Council tax: Band C - £1802pa

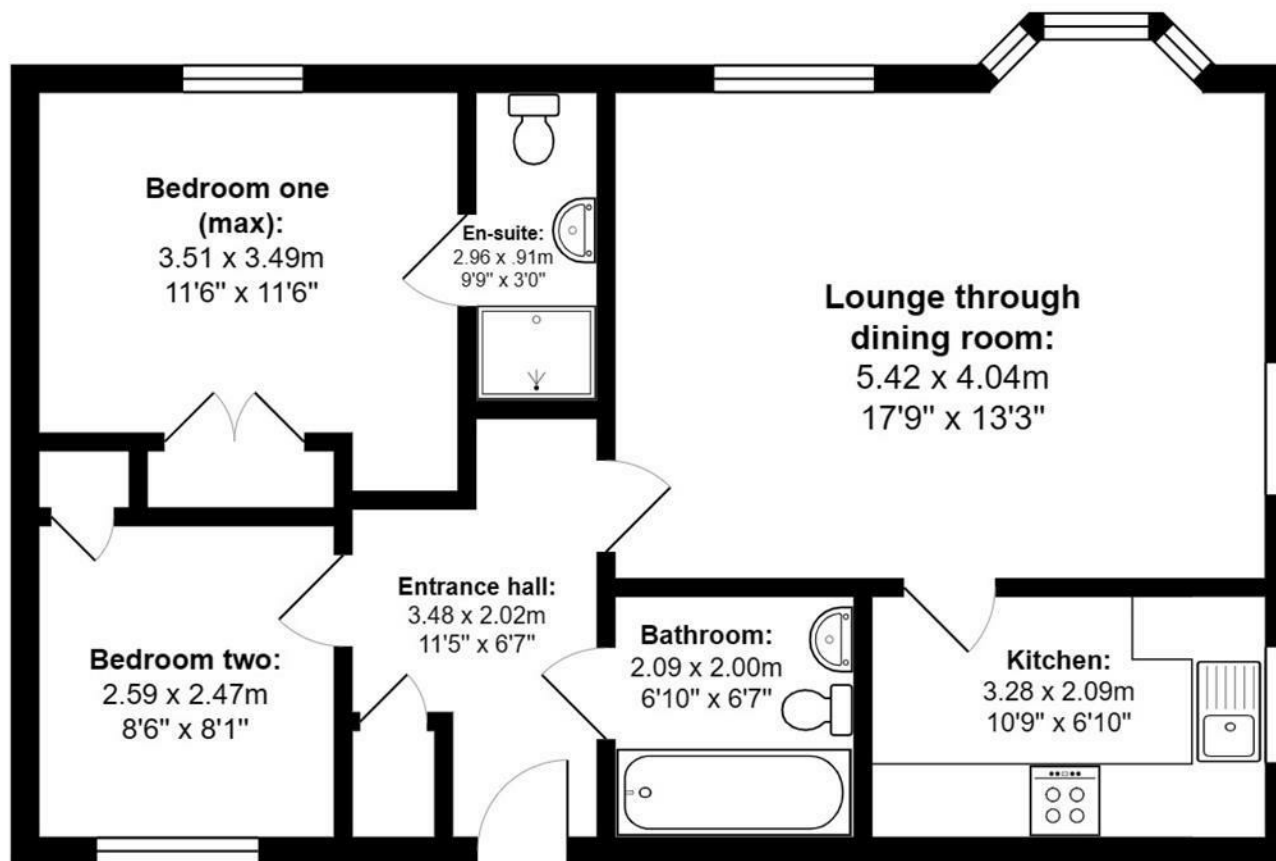
Please note the sellers are prepared to extend the current lease upon completion

**Legal note:**

\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*







Total Area: 64.0 m<sup>2</sup> ... 689 ft<sup>2</sup>

All measurements are approximate and for display purposes only.