



40 Tobermory Close, Langley, SL3 7JG

Offers in excess of

£270,000



HORLER
DATCHET

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Offered to the market with No Onward Chain is this two DOUBLE bedroom, second floor apartment with allocated parking located within a quiet cul-de-sac only a mile from the High Street and boast being ideally situated within great school catchment areas. The property comprises of a open plan lounge through dining room, modern kitchen, two bathrooms and boasts having great transport links in the immediate vicinity.



Communal entrance:

Through a security entry door with intercom system into the communal halls, stairs rising to the second floor. Door into:

Entrance hall:

An L-shaped entrance hall with two recessed storage cupboards one housing the hot water cylinder, wall mounted heater, engineered wood flooring, telephone intercom system, doors into:

Lounge through dining room:

A bright lounge through dining room with double doors with Juliet balcony over the rear of the property, engineered wood flooring, wall mounted heater, TV, telephone and power points. Double folding doors into:

Kitchen:

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

Bedroom one:

A double bedroom with fitted wardrobes with mirrored sliding doors, hanging space, shelves and drawers, window over the rear aspect, wall mounted heater, power and TV points. Door into:

En-suite:

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

Bedroom two:

A second double bedroom with a window over the rear of the property, fitted double wardrobe with sliding doors, wall mounted heater and power points.

Family bathroom:

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

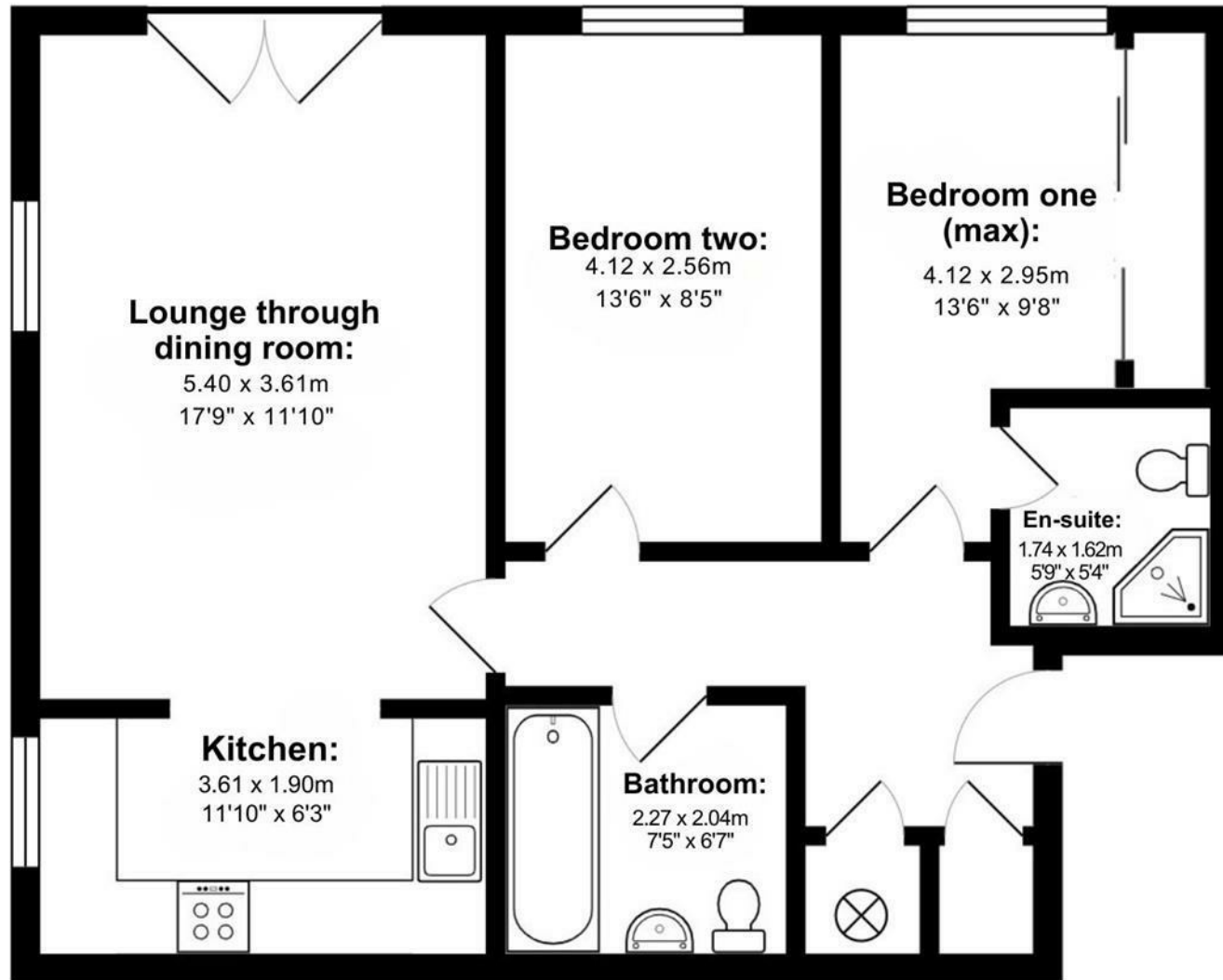
General information:

Tenure: Leasehold
Lease remaining: 132 years
Lease term: 150 years from 2006
Service charge: £174.11pm
Service charge review: Yearly in December
Ground rent: £300pa
Ground rent review: TBC
Council tax: Band D - £2027pa

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: 66.8 m² ... 719 ft²
All measurements are approximate and for display purposes only.