



Directions

Viewings

Viewings by arrangement only. Call 01753593888 to make an appointment.

EPC Rating

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 547 SQ.FT. (50.9 SQ.M.)
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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7 Harrogate Court, Langley, Berkshire, SL3 8JR

£1,500 Per Month

- COMPLETELY REFURBISHED
- GROUND FLOOR MAISONETTE
- CLOSE BY TO GRAMMAR SCHOOLS
- WALKING DISTANCE TO LANGLEY MAINLINE RAILWAY STATION
- AVAILABLE IMMEDIATELY
- MODERN INTERIOR
- 2 BEDROOMS
- UNFURNISHED

7 Harrogate Court, Berkshire SL3 8JR

This stunning ground-floor apartment is brought to the market featuring an entrance hall, lounge with casement doors to the garden, kitchen/breakfast room, 2 double bedrooms, and bathroom with shower. The Property offers double-glazing windows and electric heating, it comes unfurnished and is available in June 2024.



Council Tax Band: B



GROUND FLOOR

14'11" x 12'11"

Rear aspect, coved wall, mounted storage heater, double casement doors to garden.

Entrance Hall

Built in storage cupboard, wall mounted storage heater.

Lounge (Reception)

Kitchen/breakfast room

10'0" x 8'11"

Front aspect, single drainer sink unit with cupboards under, work surfaces with drawers and cupboards under, wall mounted cupboards, 4 ring electric hob with oven below and chimney extractor above, integrated dishwasher and washer dryer, built in storage cupboard tiled splash back, double glazed replacement window, coved.

Bedroom 1

12'11" x 6'11"

Rear aspect, coved, double glazed replacement window

Bedroom 2

6'11" x 10'0"

Rear aspect, coved, double glazed replacement windows, double built in mirror fronted wardrobe

Bathroom

Front aspect, white suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low level WC, wall mounted electric shower, double glazed replacement, window with obscured glass, airing cupboard housing lagged hot water tank and immersion.

Full Description

Modern ground floor maisonette in convenient location close to all amenities including main line railway station. Features include entrance hall, living room with french doors leading onto a communal garden, kitchen/breakfast room, two double bedrooms, bathroom and double glazing. Property comes UNFURNISHED and is available from the 11th May 2020.

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