



Directions

Viewings

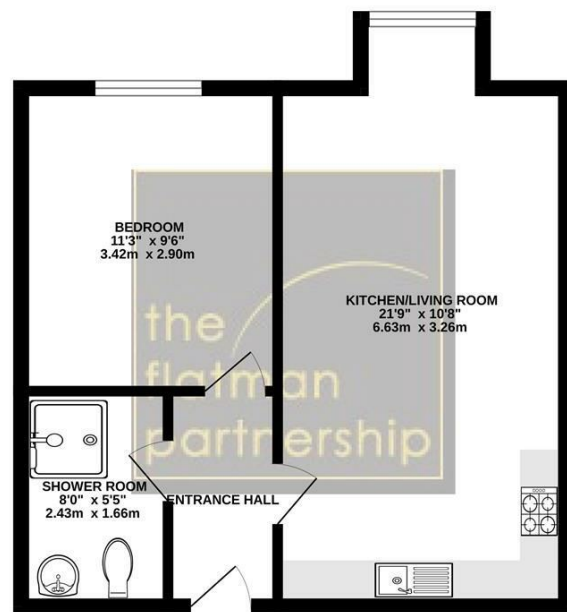
Viewings by arrangement only. Call 01753593888 to make an appointment.

EPC Rating

C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	83
(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	

GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA: 399 sq.ft. (37.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error. 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 is given as to their operability or efficiency. ©2022



Flat, 8 Clarence Court, Langley, Berkshire, SL3 8QF

Guide Price £195,000

- Easy Access To Heathrow Airport
- 1 Bedroom Apartment
- Ideally Located for M4 / M25 Motorway Networks
- *No Onward Chain*
- Allocated Parking
- 107 Year Lease

8 Clarence Court, Langley SL3 8QF

The Flatman Partnership is delighted to present this modern second-floor 1-bedroom apartment ideally located close to M4 & M25 motorway networks and Heathrow Airport.

The property features offer a good-sized, open-plan living room/ kitchen, one double bedroom, and a shower room.

With no onward chain, this apartment is great for first-time buyers or investors.

Property Information: Lease remaining is approx. 107 years; service charge is approx. £1080 per annum and ground rent per annum is approx. £200



Council Tax Band: B



SECOND FLOOR

Entrance Hall

Living room

Kitchen

Bedroom

Bathroom

Full Description

The Flatman Partnership is delighted to offer to the market with no onward chain, this 1 bedroom apartment located on the London Road. The property is comprised of a good-sized open-plan living room/ Kitchen, double bedroom, and shower room. Close to M4/ M25 motorway networks as well as convenient access to Heathrow. 108-year lease. Ground Rent £200pa. Service Charge £90pm.

Ideal purchase for a first time buyer or buy-to-let investor.

Call now to register your interest.