



### 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		79	79
(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	



TOTAL APPROX. FLOOR AREA 456 SQ.FT. (42.4 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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33 Hurricane Court, Heron Drive, Langley, SL3 8FA

£1,150 PCM

- Modern Studio Apartment
- Allocated Parking
- Easy Access to Heathrow Airport
- Unfurnished
- Gated Development
- Walking Distance to Langley Railway Station
- Close to M4 and M25 Motorway Networks
- Available Immediately



## 33 Hurricane Court, Langley SL3 8FA

Situated in the heart of Langley, with easy access to M4 & M25 motorway networks as well as being within walking distance to the Langley mainline/Crossrail station this STUDIO apartment offers spacious living accommodation within a gated development with its very own residents' courtyard garden. Features include an entrance hall, open plan living/ bedroom area, fitted kitchen with integrated appliances, luxury fully tiled shower room, central heating, and allocated parking. The property comes unfurnished and is available immediately.



Council Tax Band: B

