



**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		71	76
(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 612 SQ.FT. (56.9 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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26 Welland Close, Langleys, Berks, SL3 8UP

£1,400 Per Month

- Ground Floor Apartment
- Gas Central Heating
- Unfurnished
- Two Bedrooms
- Garage Included
- Available Immediately

## 26 Welland Close, Berks SL3 8UP

Well-presented unfurnished ground floor apartment, conveniently located in this popular development within easy access to the M4. Features include an entrance hall, living room, 2 bedrooms, bathroom, fitted kitchen, gas central heating, communal gardens and a garage. The property has been recently redecorated and is available immediately.



Council Tax Band: C



### Entrance Hall

Radiator, wall-mounted security entry phone, double built-in storage cupboard, wall-mounted thermostat control.

### Living Room

16'0" x 10'11"

Front aspect, double radiator, secondary double glazing, double glazed replacement window, coved.

### Kitchen

6'11" x 6'11"

Front aspect, single drainer sink unit with cupboards under, worksurfaces with drawers and cupboards under, wall mounted cupboards, plumbing for automatic washing machine, electric cooker point, wall mounted Worcester gas fired boiler for central heating and domestic hot water.

### Bedroom 1

12'0" x 10'11"

Rear aspect, radiator, secondary double glazing, double glazed replacement window, coved and artexed.

### Bedroom 2

10'0" x 6'0"

Rear aspect, built-in double wardrobe, double glazed replacement window, secondary double glazing.

### Bathroom

Fitted white suite comprising panel enclosed bath with mixer taps and shower attachment, pedestal wash hand basin, low-level WC, shaver point, part tiled walls, double radiator, extractor.

### Garage

In block nearby

