



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Flat 3 Hurricane Court, Heron Drive, Langley, Berkshire, SL3 8FA

Price Guide £210,000

- GATED DEVELOPMENT
- CLOSE-BY TO M4 & M25 MOTORWAYS
- SECURE ALLOCATED PARKING
- LONG LEASE
- MODERN STUDIO APARTMENT
- EASY ACCESS TO HEATHROW AIRPORT
- GAS CENTRAL HEATING
- \*IMAGES FOR MARKETING PURPOSES ONLY\*

# Flat 3 Hurricane Court, Langley SL3 8FA

The Flatman Partnership are delighted to present this ground-floor studio apartment in the stunning gated development of Hurricane Court with its very own resident's courtyard garden. It is situated in the heart of Langley and has easy access to Heathrow Airport, Elizabeth Line, and M4 & M25 Motorway Networks as well as being close to local amenities and local Ofsted-rated schools.

This well-presented modern apartment offers spacious living accommodation to the highest of standards featuring an entrance hall, open plan living/ bedroom area, fully fitted kitchen with integrated appliances, luxury fully tiled shower room, central heating, and secure allocated parking.

\*£5000 cash back contribution\*



Council Tax Band: C



Ground Floor  
Studio

Total Space  
41 sq m (441.32 sq ft)

