

## Directions

## Viewings

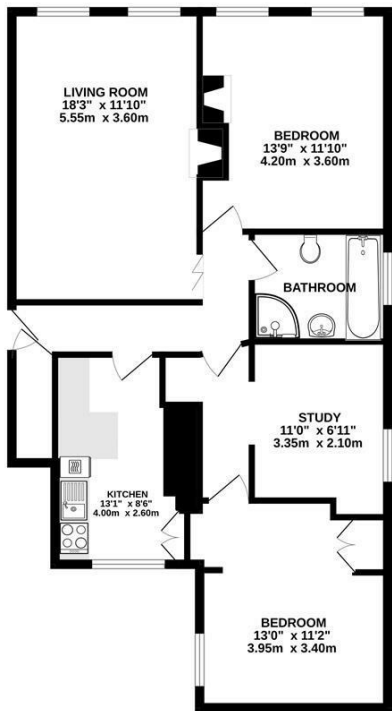
Viewings by arrangement only. Call 01753593888 to make an appointment.

## EPC Rating

E

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>		
(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		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
881 sq.ft. (81.8 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
Made with MetriMap 12/2025



1 Marish Court, High Street, Langley, Berkshire, SL3 8LS

Guide Price £300,000

- GROUND FLOOR APARTMENT
- HEART OF LANGLEY VILLAGE
- GAS CENTRAL HEATING
- 992 YEAR LEASE
- WALKING TO LANGLEY MAINLINE TRAIN STATION
- 3 BEDROOMS
- CHARACTER PROPERTY
- NO ONWARD CHAIN



## 1 Marish Court, Langley SL3 8LS

The Flatman Partnership are delighted to present this character ground floor apartment adjoining parkland in the heart of Langley village, conveniently located within walking distance of all local amenities and Langley Train Station (Crossrail). The property offers spacious living accommodation and features an entrance hall, lounge, fitted kitchen/breakfast room, 2 double bedrooms, study/bedroom 3, gas radiator heating, and secondary glazing. With no onward chain, this property is offered with 1/6th of the freehold, a long lease length of 992 years, and a service charge of £200 per month making this ideal for investments and first-time buyers.



Council Tax Band: C

