


Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	75	83
England & Wales	EU Directive 2002/91/EC 	



97 Sovereign Heights, Langley, Berkshire, SL3 8PZ

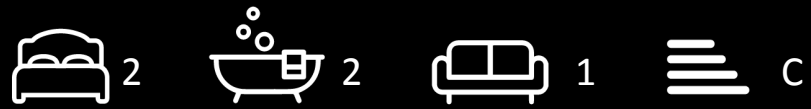
Guide Price £290,000

- Tastefully Modernised & Renovated Throughout
- Two Double Bedrooms
- Gated Development
- M4 Motorway Junction 5
- Two Bathrooms
- 979 Year Lease
- Open-Plan Living/Dining Room With Juliet Balcony
- Allocated Parking
- Communal Gardens

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The Flatman Partnership are delighted to present this modern and tastefully renovated 2nd floor apartment located close to the M4 motorway junction 5, set within this ever-popular gated development and within walking distance of Ofsted Outstanding and Good rated schools.

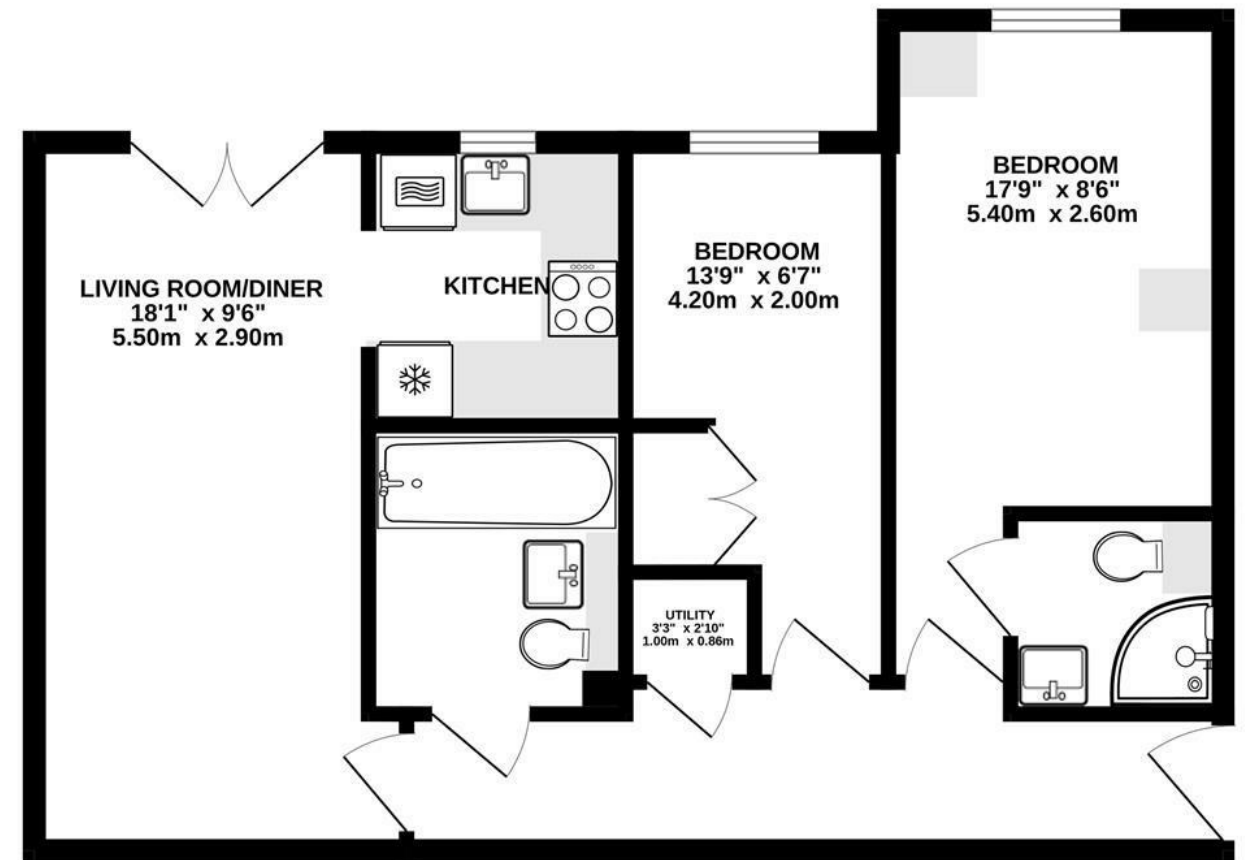
This property is presented in phenomenal condition throughout and features entrance hall, lounge/dining room, fully fitted kitchen, two double bedrooms with fitted wardrobes, two bathrooms, allocated parking and communal gardens. This apartment is ideal for a first-time buyer or as an investment purchase.



Council Tax Band: C



GROUND FLOOR
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 574 sq.ft. (53.3 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.
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