

Maplin Park, Langley, Berkshire, SL3 8XZ

£265,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to bring to the market this recently modernised and spacious two bedroom, first floor apartment, offered to the market with an extended lease. Comprising a spacious galley-style kitchen with space for appliances, a recently refitted and stylish three-piece family bathroom, one large and one medium sized double bedrooms and a bright and airy lounge. The property retains one allocated parking space, however there is ample visitor spaces nearby, and lots of on-street parking available. There are also communal gardens with the park just a short walking distance away. The property boasts an extended lease by the current owner. Service charges and ground rent are reasonable, helping provide a good yield for investors and affordably housing to first time buyers.

Maplin Park is a popular residential development to the north-east of Langley, and ideally located just 0.7 miles to Langley railway and Elizabeth Line station. Langley High Street can also be found the same distance away, providing lots of local shops, amenities and services. There are many primary, secondary and grammar schools less than 1 mile away providing easy access via foot or car. Easy access to M4, M25 and M40.

Property Information: Lease Remaining: Approx. 190 years

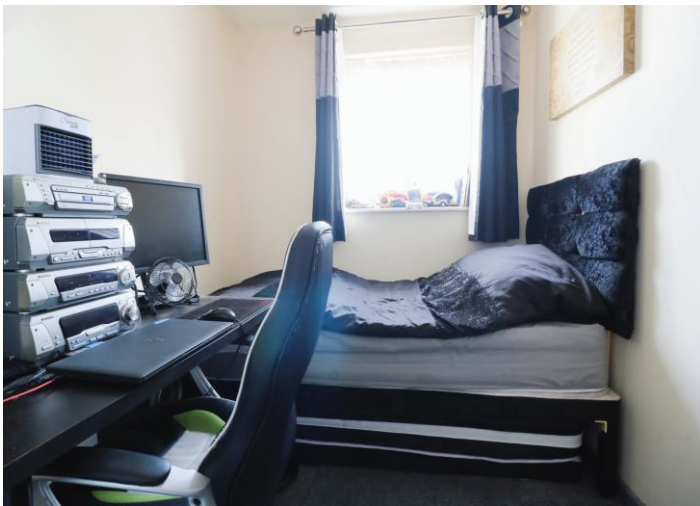
Ground Rent: Approx. £0.00

Maintenance Charges: Approx. £1596.12 PA

Council Tax Band: C / EPC Rating: C

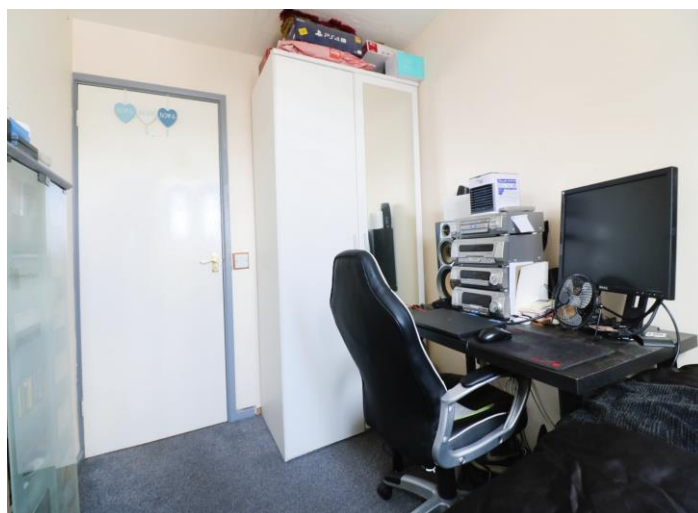
(To be verified by a solicitor)

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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