

Albany Park, Colnbrook, Berkshire, SL3 0JU

£150,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Offered to the market with no onward chain, this spacious first floor studio maisonette would make an ideal First Time Buy or Buy to Let investment. The current owner has extended the lease and now has approximately 123 years remaining. Tucked away in a cul-de-sac development an internal viewing is recommended.

The property has its own private entrance with stairs leading to the first floor, and a door straight into a spacious room currently used as the living room/bedroom. There is a modern fitted kitchen, having a range of matching wall and base units, roll top worksurfaces, an integrated four ring gas hob with extractor hood over and electric oven. Just off of the kitchen is a utility area, with two built in storage cupboards, one housing the boiler, and a door into a contemporary bathroom fitted with a three piece white suite, with tiled walls and floor. Outside there are communal gardens and plenty of residents and visitors parking. Further benefits of this first floor maisonette include double glazing, gas central heating and just outside behind the entrance, an external storage cupboard housing the electric and gas meter.

Colnbrook is a popular and scenic medieval village located between Langley and the Heathrow area, and so provides easy access to both Heathrow and Slough's fantastic commuting links such as Crossrail / Elizabeth Line stations, easy vehicular access to M4, M25 and M40. There are a plethora of local schools and this property falls within the catchment for the grammar schools found in Langley village.

Property Information: Lease Remaining: Approx. 123 Years

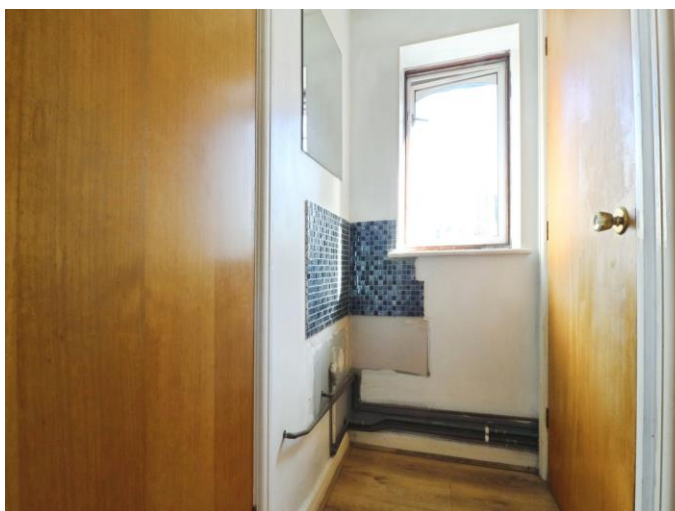
Ground Rent: Approx. £110.00 PA

Maintenance Charges: Approx. £940.54 PA

Council Tax Band: B / EPC Rating: C

(all to be verified by a solicitor)

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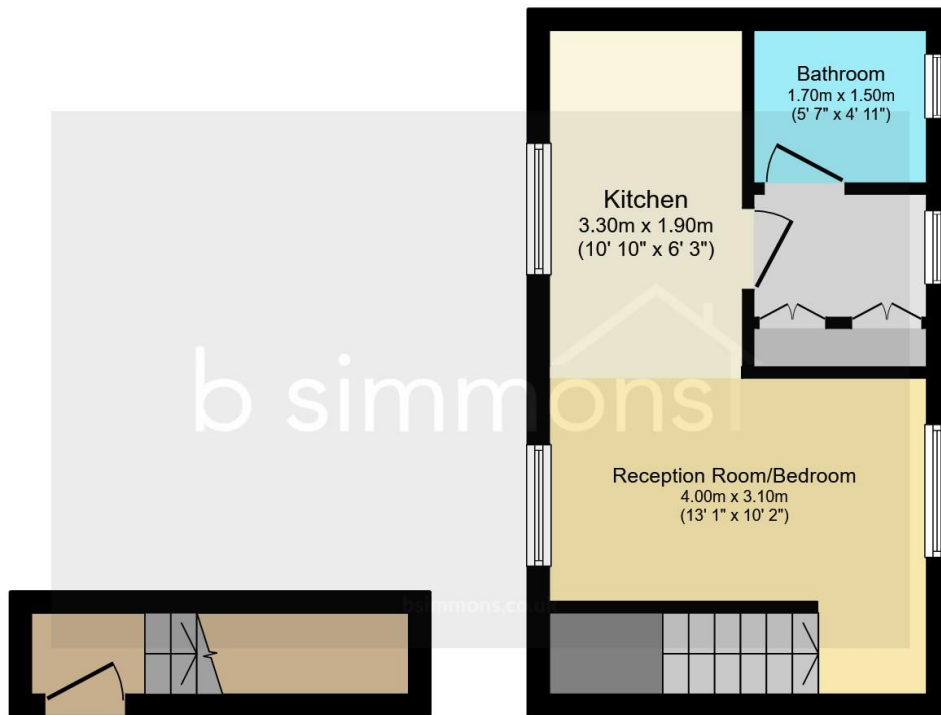
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Ground Floor

First Floor

Total floor area: 27.0 sq.m. (291 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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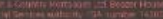
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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.