

### 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>70</b>	<b>78</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	



37 Grasholm Way, Langley, Berkshire, SL3 8WE

Price Guide £365,000

- Three Bedroom Second Floor Apartment - Over 1100 sqft
- Vast Living Room with Juliet Balcony
- Master with Ensuite & Fitted Wardrobes
- Communal Landscaped Gardens
- Proximity to Highly Regarded Schools
- No Onward Chain
- Fitted Kitchen & Separate Utility Room
- Allocated & Visitor Parking Plus Garage
- Ideally Positioned for Commuters
- 99 Year Lease

# 37 Grasholm Way, Berkshire SL3 8WE

Situated within one of Langley's most sought-after developments, this exceptional three-bedroom second-floor apartment is to be sold with no onward chain and offers an impressive blend of space, style, and convenience.

Extending to over 1,100 sqft of well-planned accommodation, the property presents a rare opportunity for families, professionals, and investors alike.

The apartment features a bright and exceptionally spacious reception room with French doors opening onto a Juliet balcony overlooking attractive green open space, creating the perfect setting for both relaxing and entertaining. A generously sized fitted kitchen and breakfast room is beautifully appointed with herringbone-effect floor, new integrated oven and gas hob, and is complemented by a separate utility room providing additional practicality and storage rarely found in apartment living.

There are three well-proportioned double bedrooms, including a superb principal bedroom with French doors, fitted wardrobes, and a private en-suite shower room with stylish patterned tiling. A characterful family bathroom with full-size bath served the remaining bedrooms.

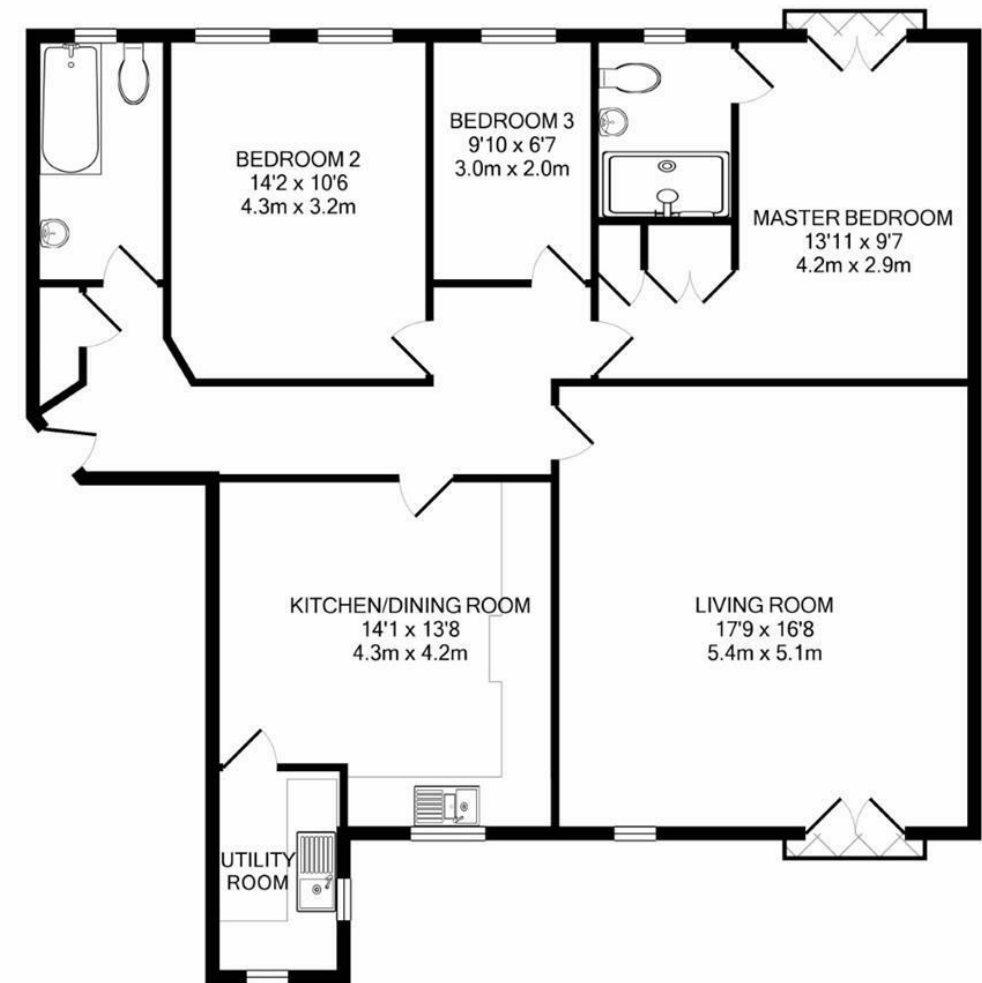
Further benefits include allocated parking, a private garage, ample visitor parking, and access to the development's beautifully maintained communal gardens.

The development is ideally positioned for commuters, offering easy access to the Elizabeth Line via Langley Station, Heathrow Airport, the M4 and M25 motorway networks. Families will also appreciate the proximity to highly regarded local schools, including several sought-after grammar schools.

Leasehold — 99 years remaining. Ground rent: £100 per annum. Service charge: £2,500 per annum. EPC rating: C.



Council Tax Band: D



TOTAL APPROX. FLOOR AREA 1113 SQ.FT. (103.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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 Metropix ©2018