

Poplar House, High Street, Langley, Berkshire, SL3 8NE

£147,000

Leasehold

b simmons

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Situated on the fifth floor of this popular high-rise purpose built block in the heart of Langley, is this spacious one bedroom apartment offered to the market with no onward chain, and with 88 years remaining on the lease.

Poplar House was put through extensive renovations and upgrades in 2021, with the block having had a huge face-lift and cladding removed and replaced with current standards specification by Slough Borough Council the freeholder. The block now boasts state of the art fire-safety facilities in each flat, communal areas and stairwell offering prospective buyers peace of mind and assurance. The property has also had all new UPVC double glazed windows installed and a brand-new front door. The property is located on the fifth floor, which can be accessed via a lift to all floors and so perfectly suitable for people with health conditions/impairments. The entrance hallway to the flat leads to a large double bedroom with built-in storage and wardrobes, there is a separate bathroom fitted with a three piece suite and finally the light and airy living area which has dual aspect windows with stunning views across Langley, and a fitted kitchen. Outside there are communal gardens to the front, side and rear of the apartments and a communal residents car to the back of the apartments.

The property is within approximately 1.0 mile of Langley railway / Elizabeth line station, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. There is easy vehicular access for Heathrow, the M4, M25 and M40.

Property Information: Lease Remaining: Approx. 88 Years

Ground Rent: Approx. £10.00 PA

Maintenance Charges: Approx. £1057.00 PA

Council Tax Band: B / EPC Rating: C

(all 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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