139 Maplin Park, Langley, Slough, Berkshire, SL3 8YD

Offers in Excess of £220,000
Freehold

b simmons

T: 01753 545 555 bsimmons.co.uk



VACANT POSSESSION/SELLER PURCHASING FREEHOLD.....Situated in the modern development of Maplin Park, B Simmons are delighted to bring to the market this modern spacious one bedroom cluster house which has been refurbished by its current owner. With an extended lease, residents car parking and well maintained communal gardens an internal viewing is highly recommended.

The property, since purchased by the current owner, has undergone complete refurbishment and would make an ideal First Time Buy or Buy to Let Investment. Internally the property is well presented with accommodation comprising; a living room with a built in storage cupboard and stairs leading to the first floor, a modern kitchen fitted with a range of white matching wall and base units, roll top worksurfaces over and spaces for the appliances. On the first floor you walk directly in to the bedroom, with a built in cupboard housing the hot water tank, built in wardrobes, and a door leading into a contemporary bathroom having a matching white suite. Outside there are well maintained communal gardens and a residents car park providing ample off street parking and further visitor spaces. The development also offers plenty of on-street parking available and a park just a short walk away.

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: Service Charge: Approx £891.26 PA

Council Tax Band: C / EPC Rating: E (all to be verfied by a solicitor)

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

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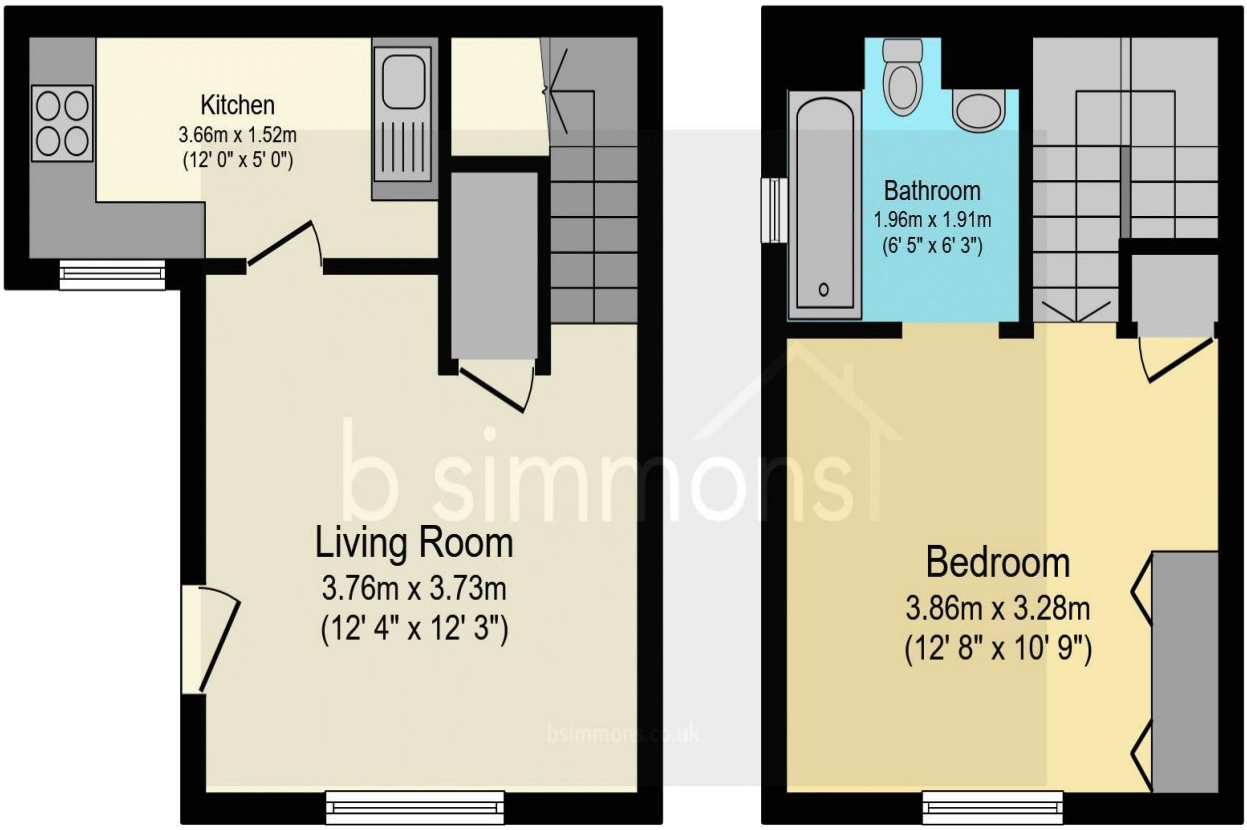






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Ground Floor
Floor area 23.5 sq.m. (253 sq.ft.)

First Floor
Floor area 21.0 sq.m. (226 sq.ft.)

Total floor area: 44.5 sq.m. (479 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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MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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.