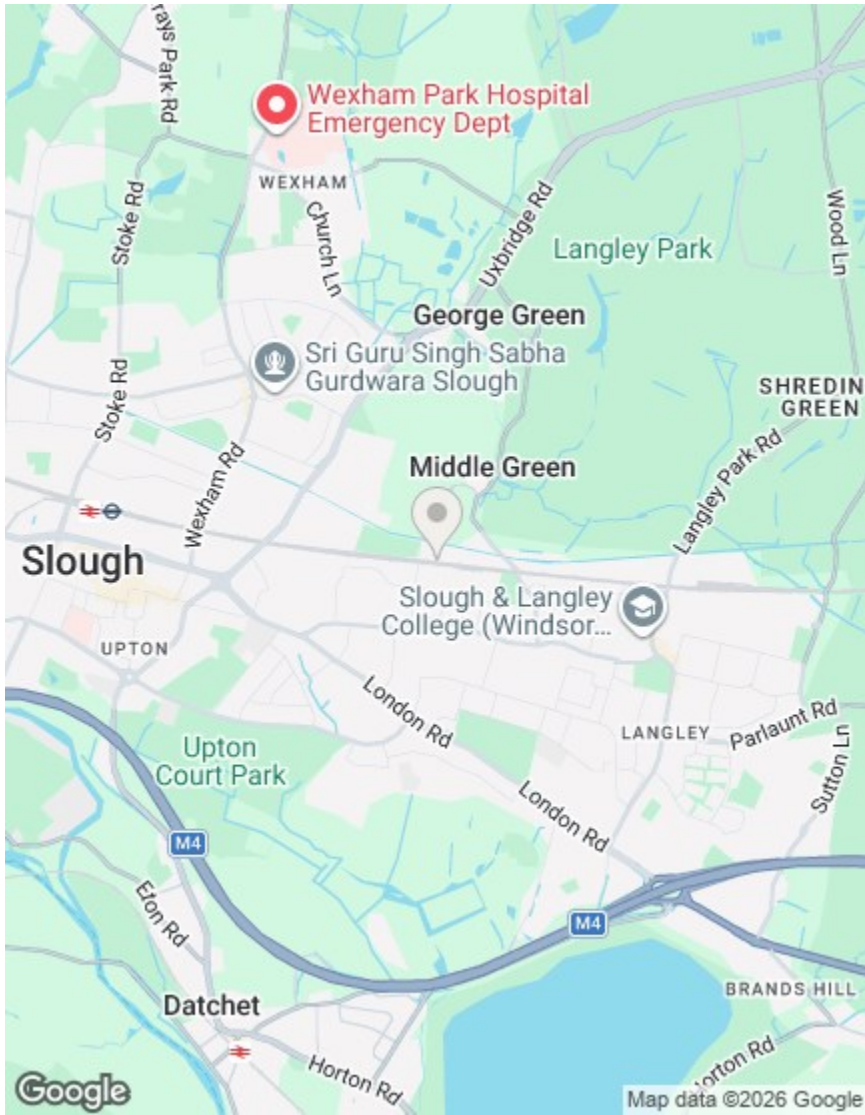




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



104 Chadwick Road, Langley, Berkshire, SL3 7FU

Price Guide £259,500

- First-floor apartment
- Spacious open-plan living and dining area with Juliet balcony
- Master en-suite shower room plus contemporary family bathroom
- 112-year lease | No onward chain
- Walking distance to Langley Station (Elizabeth Line) via canal path
- Two double bedrooms with built-in wardrobes
- Modern fitted kitchen with stone-effect splashback and integrated appliances
- Gas central heating | EPC rating B
- Allocated and visitor parking
- Easy access to M4, M40 and M25

104 Chadwick Road, Langley SL3 7FU

The Flatman Partnership is pleased to present this spacious and stylish first-floor apartment at Waterside Grange, currently vacant with no onward chain, representing an excellent opportunity for first-time buyers, downsizers and investors alike.

Extending to approximately 702 sq ft of well-planned accommodation, the apartment offers a superb open-plan living and dining area bathed in natural light from full-height windows opening onto a Juliet balcony, creating a real sense of space and airiness that is rare in apartment living. The modern fully fitted kitchen features cream gloss units, warm wood-effect worktops, a stone-effect splashback, stainless steel chimney extractor, and integrated appliances.

There are two generous double bedrooms, both benefiting from built-in wardrobe storage, with the master bedroom enjoying the added convenience of a private en-suite shower room. A contemporary family bathroom with full-size bath and shower attachment completes the accommodation.

Further benefits include gas central heating, an impressive EPC rating of B reflecting excellent energy efficiency, a 112-year lease, allocated parking, and visitor parking.

 2

 2

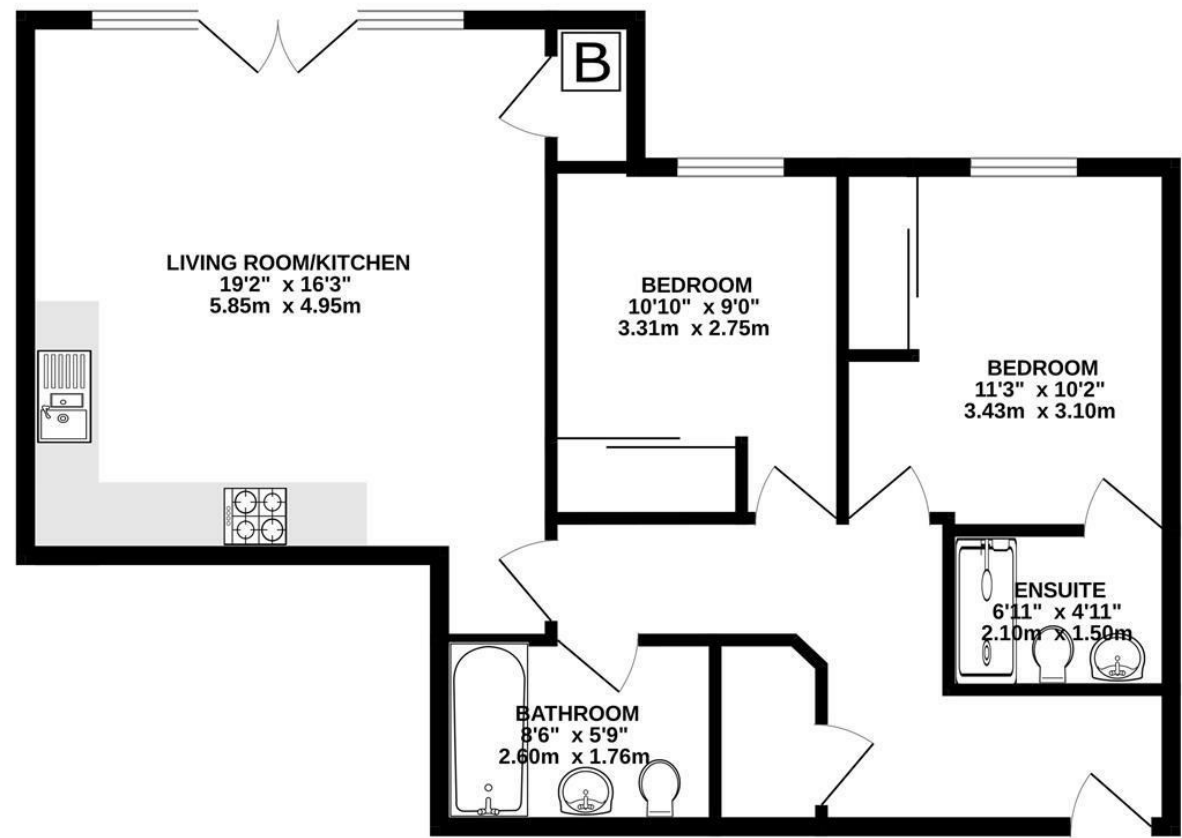
 1

 B

Council Tax Band: C



702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

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