



Langtons Meadow, Slough, SL2 3NQ

Offers In Excess Of £300,000 Leasehold

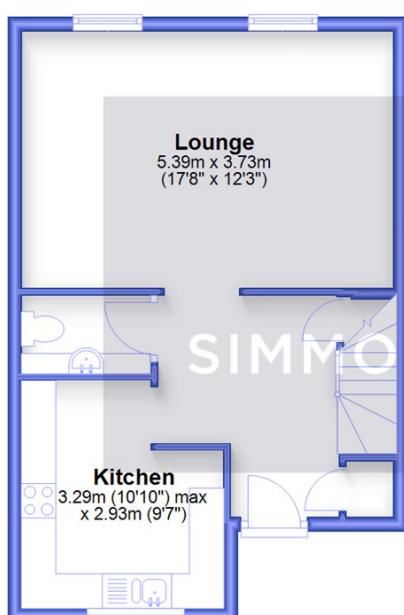
SPACIOUS TWO BEDROOM DUPLEX APARTMENT - FARNHAM COMMON

This well presented two bedroom split level apartment is ideally located in the centre of the sought after village of Farnham Common. The property benefits from a spacious living area, fully fitted kitchen, cloakroom, larger than average bedroom, double bedroom with walk in wardrobe, gated parking area with garage, communal garden and family bathroom. The village provides convenient amenities and a good selection of restaurants of various cuisines. It is approximately 200m walking distance from Burnham Beeches, an ancient 500 acre woodland. Gerrards Cross and Beaconsfield are within easy reach, both offering a mainline railway station giving access to London Marylebone on the Chiltern Line. This home is situated between the M40 and M4 motorways, giving easy access to the national motorway network, London Heathrow and the South West.

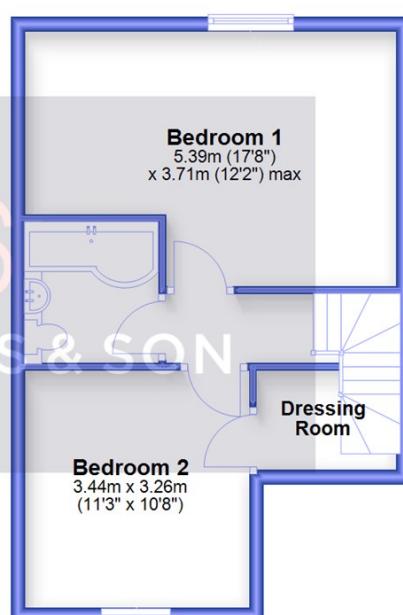




Split Level First Floor

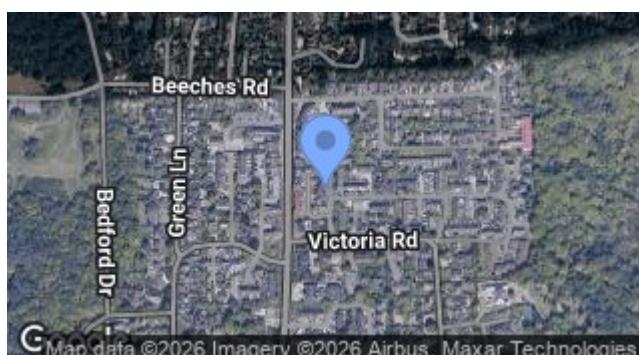


Split Level Second Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.
Plan produced using PlanUp.

- Spacious Split Level Two Bedroom Family Home
- Secure Gated Parking with Garage & Communal Garden
- Downstairs Cloakroom & Family Bathroom Upstairs
- Lease : 119 Years Remaining
- Ample Storage & Loft Access
- Service Charge £95.40 Per Month & Ground Rent £0
- New Boiler with 10 Year Guarantee
- Council Tax Band : C
- Walk in Wardrobe
- EPC : C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	