Longwood Avenue, Langley, Slough, Berkshire, SL3 8GB

£250,000
Leasehold

b simmons
T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to bring to the market this immaculately presented and modern first floor apartment, offered with no onward chain complications.

The property is a spacious two-bedroom apartment, offering a stunning open-plan kitchen/living room with double-aspect windows and a Juliet balcony, flooding the space with natural light and creating a bright, contemporary living environment. The spacious master bedroom benefits from double-aspect windows, built-in wardrobes and a Juliet balcony, providing a bright and airy feel. There is also a further well-proportioned double bedroom. The property also features a modern and stylish three-piece family bathroom, comprising a bathtub, wash basin and WC.

Situated on the first floor of the block, the apartment benefits from well-maintained communal areas throughout. To the front of the property, there is one allocated parking space, with ample additional on-street and visitor parking available in the immediate vicinity. Residents also have access to an enclosed communal garden, exclusively shared between the six apartments within the block, providing a pleasant and private outdoor space.

There is also a secure and covered bike-store. Longwood Avenue is situated near Common Road, just yards from Foxborough School and Harvey Park. Langley railway and Elizabeth line station is 1.1 miles away, with the High Street local amenities found just before the station. The property is in the catchment for popular local schools, and there is easy vehicular access to Heathrow, M4, M25 and M40.

Property Information: Lease Remaining: TBC Ground Rent: Approx. £321.00 PA Maintenance Charges: Approx. £1800.00 PA (all to be verified by a solicitor)

Council Tax Band: C / EPC Rating: B

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

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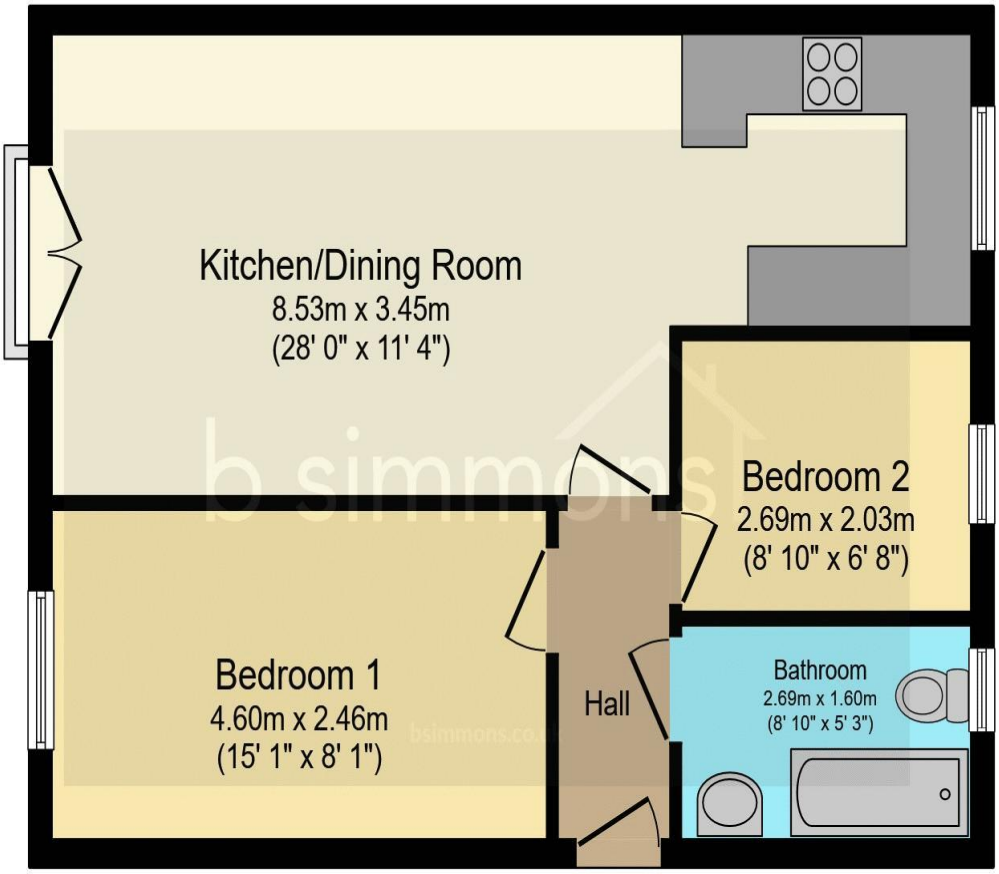






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Floor Plan

Total floor area: 51.4 sq.m. (553 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.