

Trelawney Avenue, Langley, Berkshire, SL3 7UD

£250,000

Leasehold

b simmons

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Offered with no onward chain and within walking distance of local schools, shops and amenities, B Simmons are pleased to present to the market this split level maisonette with its own private terrace. There is a free of car park to the rear of the maisonette providing ample parking. An ideal first time buy or buy to let investment.

In need of some refurbishment this maisonette has accommodation comprising; its own private front door and entrance hallway with stairs leading to the first floor. There is a 17'6 living/dining and a separate kitchen fitted with a range of matching wall and base units and roll top worksurfaces. On the first floor there are three well proportioned bedrooms and a family bathroom. Accessed from the living room the maisonette has it's own private terrace.

Trelawney Avenue is located within 1.0 mile walking distance of Langley railway and Elizabeth line station, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Property Information: Lease Remaining: Approx. 87 years
Ground Rent: Approx. £10.00 PA
Maintenance Charges: Approx. £925.00 PA
Council Tax Band: B / EPC Rating: D
(all to be verified by a solicitor)

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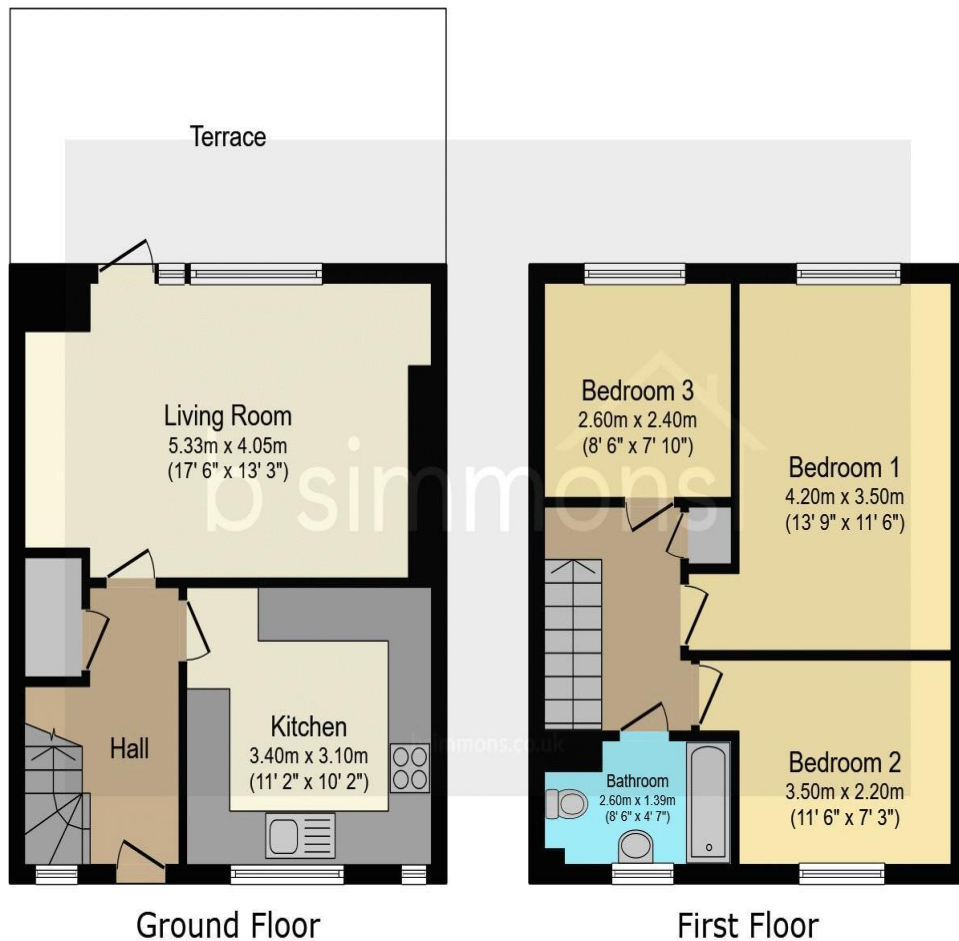
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 73.4 sq.m. (790 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.