

# Poplar House, High Street, Langley, Berkshire, SL3 8NE

£145,000

Leasehold

**b simmons**

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Situated on the first floor of this popular high-rise purpose built block in the heart of Langley, this spacious one bedroom apartment is offered to the market with no onward chain complications and with 88 years remaining on the lease.

Poplar House was put through extensive renovations and upgrades in 2021, with the block having had a huge face-lift and cladding removed and replaced with current standards specification by Slough Borough Council the freeholder. The block now boasts state of the art fire-safety facilities in each flat, communal areas and stairwell offering prospective buyers peace of mind and assurance. The property has also had all new UPVC double glazed windows installed and a brand-new front door. The property is located on the first floor, which can be accessed via a lift to all floors and so perfectly suitable for people with health conditions/impairments. The entrance hallway to the flat leads to a large double bedroom with built-in storage and wardrobes, there is a separate shower room fitted with a three piece suite and finally the light and airy living area which has dual aspect windows with doors leading to an enclosed private balcony, and a fitted kitchen having a range of matching wall and base units and worksurfaces over. Outside there are communal gardens surrounding the apartments and a communal residents car park.

The property is within approximately 1.0 mile of Langley railway / Elizabeth line station, local shops and has easy vehicular access to Heathrow, the M4, M25 and M40.

Property Information: Lease Remaining: Approx. 88 Years

Ground Rent: Approx. £10.00 PA

Maintenance Charges: Approx. £1160.00 PA

Council Tax Band: B / EPC Rating: C

(all to be verified by a solicitor)

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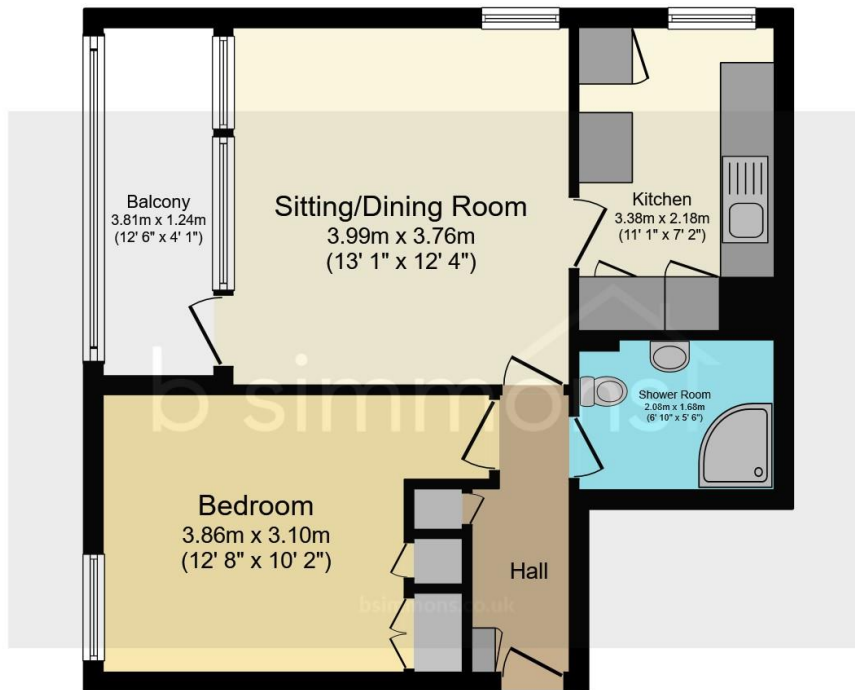
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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## Floor Plan

Floor area 43.3 sq.m. (466 sq.ft.)

Total floor area: 43.3 sq.m. (466 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](http://www.Propertybox.io)

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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.