The Fairmead, Park Street, Colnbrook, Berkshire, SL3 0HS

£269,500
Share of Freehold

b simmons
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Situated on the first floor of this period property and tucked away in the village of Colnbrook, B Simmons are excited to present to the market this unique split level flat offering much charm and character, with access to communal gardens and gated off street parking. This property also comes with the benefit of a share of the freehold. An internal viewing is highly recommended As you enter through the front door you can see the time, effort and detail the current owner has put in to creating this family home. There is an open plan living room with a feature fireplace, leading into a kitchen fitted with a range of matching wall and base unit, wooden worksurfaces and period tiled flooring. The entrance hallway has a beautiful tiled floor with stairs leading to an upper floor and the master bedroom, with a vaulted ceiling and character beams, a study/office area and access to large storage eaves. There is a second bedroom which is currently set up with a double bed and a bi-folding door leading back to the hallway. A contemporary shower room has been installed by the current owner but still retains is charm with some personal finishing touches. Outside there are communal gardens and a gated residents car park with an allocated space for one car. Colnbrook is a stunning village to the south-east of Slough, offering all local amenities such as shops, takeaways, pubs and off licenses. The village is well connected with regular buses and 10 minutes away from Heathrow Terminal 5 underground station, whilst still only a short drive to the M4 (J5) and Langley Railway Station, Elizabeth Crossrail Line.

Property Information: Lease Remaining: Approx. 957 years
Ground Rent: Approx. £0.00 PA
Maintenance Charges: £1320.00 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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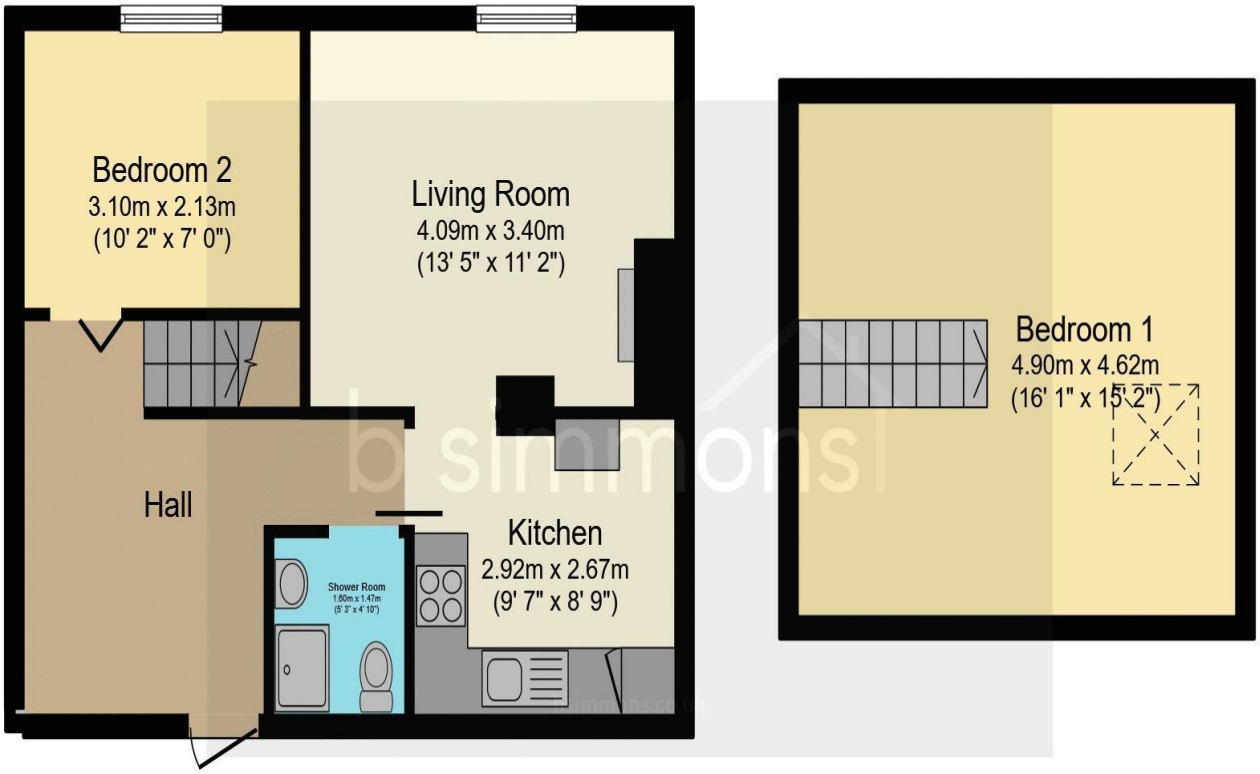






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First Floor

Floor area 44.9 sq.m. (484 sq.ft.)

Second Floor

Floor area 22.7 sq.m. (244 sq.ft.)

Total floor area: 67.6 sq.m. (728 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.