

**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



104 Chadwick Road, Langley, Berkshire, SL3 7FU

£265,000

- 112-year lease
- First floor apartment
- Open-plan living and dining with Juliet balcony
- Potential rental income ~£1,550 pcm (circa 7% gross yield)
- Allocated and visitor parking
- No onward chain
- Two double bedrooms with built-in wardrobes
- Master en-suite plus family bathroom
- Gas central heating — EPC rating B
- Outstanding commuter location

# 104 Chadwick Road, Langley SL3 7FU

The Flatman Partnership is delighted to present this spacious and stylish first-floor apartment, situated within the highly sought-after Waterside Grange development. Offered to the market with no onward chain, this modern home is ideal for first-time buyers, those looking to downsize, and investors alike, with a potential rental income of approximately £1,550 pcm representing an attractive yield of around 7%. Finished to a high specification throughout, the apartment offers contemporary living in a convenient location close to local shops, amenities, and a selection of highly regarded Ofsted-rated schools.

The 702 sqft of accommodation briefly comprises a welcoming entrance hall leading to a superb open-plan living and dining area, bathed in natural light from full-height windows that open onto a Juliet balcony - creating a real sense of space and airiness. The modern, fully fitted kitchen features stone-effect splashback tiling and quality wood-effect worktops. There are two generous double bedrooms, both benefiting from built-in wardrobes, with the master bedroom enjoying the added luxury of a private en-suite shower room. A contemporary family bathroom completes the accommodation.

Further benefits include gas central heating, an impressive EPC rating of B reflecting excellent energy efficiency, a 112-year lease, allocated parking, and visitor parking.

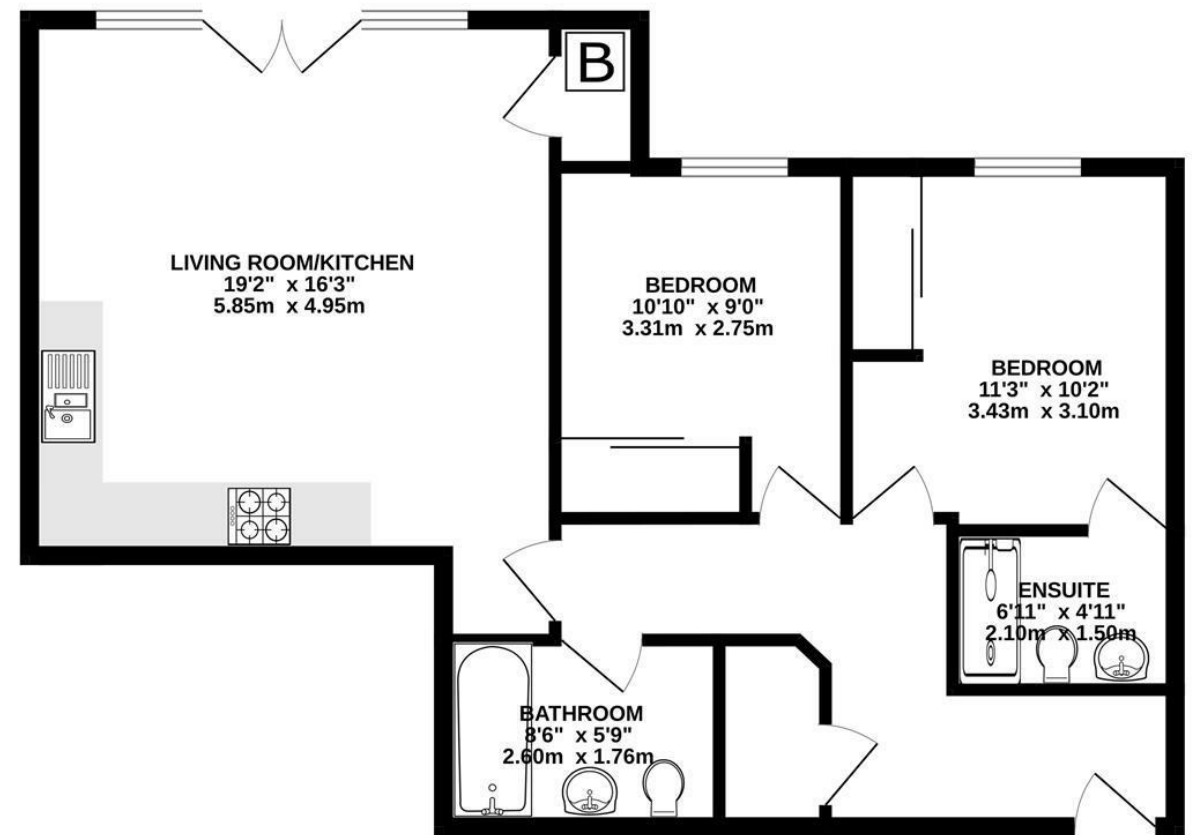
Perfectly positioned for commuters, the property is within walking distance of Langley Train Station (Elizabeth Line), accessed via the picturesque canal path, while also offering easy access to the M4, M40, and M25 motorway networks.



Council Tax Band: C



702 sq.ft. (65.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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