

Maplin Park, Langley, Berkshire, SL3 8XZ

£265,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to bring to the market this modern spacious two bedroom, first floor apartment, offered to the market with no onward chain. NEW 125 YEAR LEASE. The apartment since purchased by the current owners has undergone refurbishment. Internally the property is in excellent order throughout with accommodation comprising; a spacious separate galley-style kitchen overlooking the communal gardens, fitted with a range of white plush wall and base units, with worksurfaces over and space for appliances. An adjoining door leads through to a bright and airy living/dining room with French doors out to a juliet balcony. There are two well proportioned bedrooms, the master having built in wardrobes, and there is a separate family bathroom having a matching white suite and shower attachment over the bath. The property retains one allocated parking space, however there is ample visitor spaces nearby, and lots of on-street parking available. There are also well maintained communal gardens and a park just a short walk away. The property boasts reasonable service charges and ground rent helping provide a good yield for investors and affordably housing to first time buyers. Maplin Park is a popular residential development to the north-east of Langley, and ideally located just 0.7 miles to Langley railway and Elizabeth Line station. Langley High Street can also be found the same distance away, providing lots of local shops, amenities and services. There are many primary, secondary and grammar schools less than 1 mile away providing easy access via foot or car. Easy access to M4, M25 and M40.

Property Information: Lease Remaining : ***New 125 Year Lease***

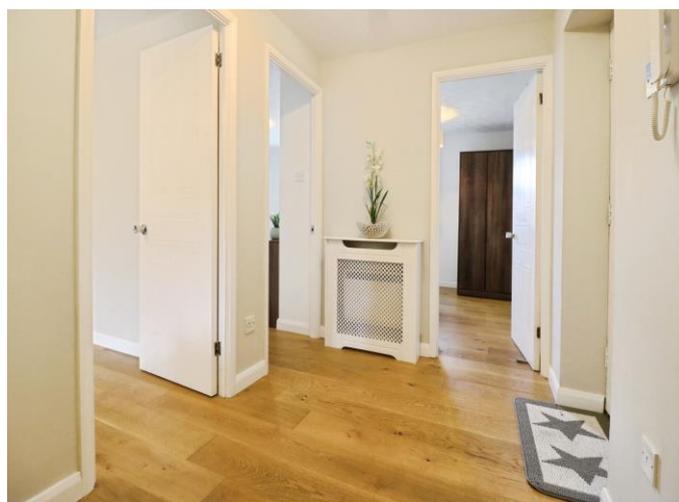
Ground Rent: Approx. £175.00 PA

Service Charge: Approx. £1377.00

Council Tax Band: C / EPC Rating: C

(all to be verified by a solicitor)

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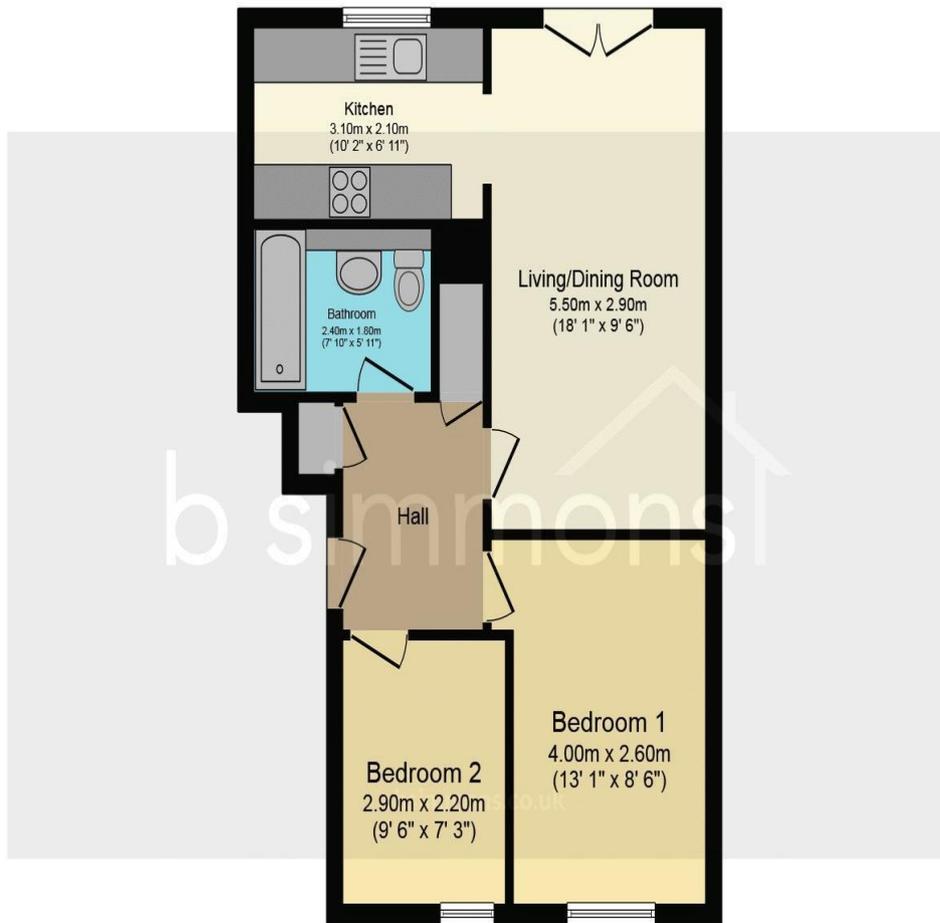
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Total floor area 52.4 sq.m. (564 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

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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.