Colnbrook Court, Old Bath Road, Colnbrook, Berkshire, SL3 0NN

£210,000
Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk

B Simmons are delighted to present to the market this fantastic sized top floor flat located on The Old Bath Road in Colnbrook. The property has spacious accommodation and is well presented with plenty of built in storage and private gated parking.
The property boasts having two good sized bedrooms, the master having built in wardrobes, an open plan living/dining room, there is a modern fitted kitchen and family bathroom fitted with a matching white suite and electric shower over the bath. Further benefits of this home include double glazed windows and electric heating throughout.
Fantastic bus routes to London Heathrow. Easy access to M4, M40, M25 and A4. Local Primary and Secondary schools are within walking distance. Communal gardens. Gated community - Private gated off street parking.

Property Information: Lease Remaining: Approx. 990 years
Ground Rent/Maintenance: £2364.53 for 2024
Council Tax Band: C / EPC Rating: D
(all to be verified by a solicitor)

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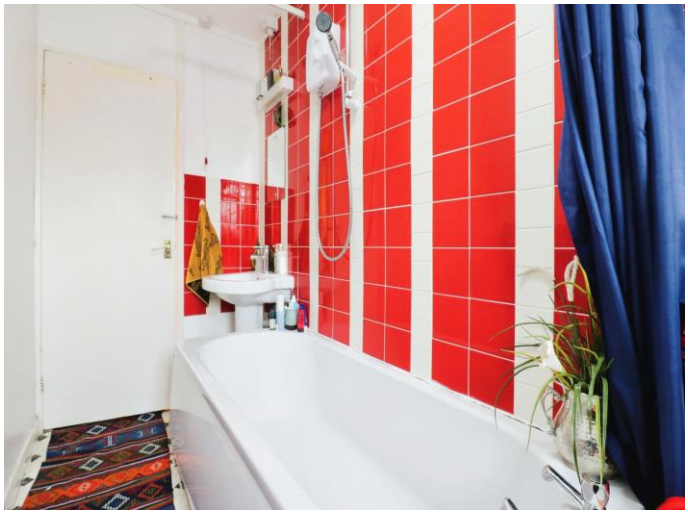

Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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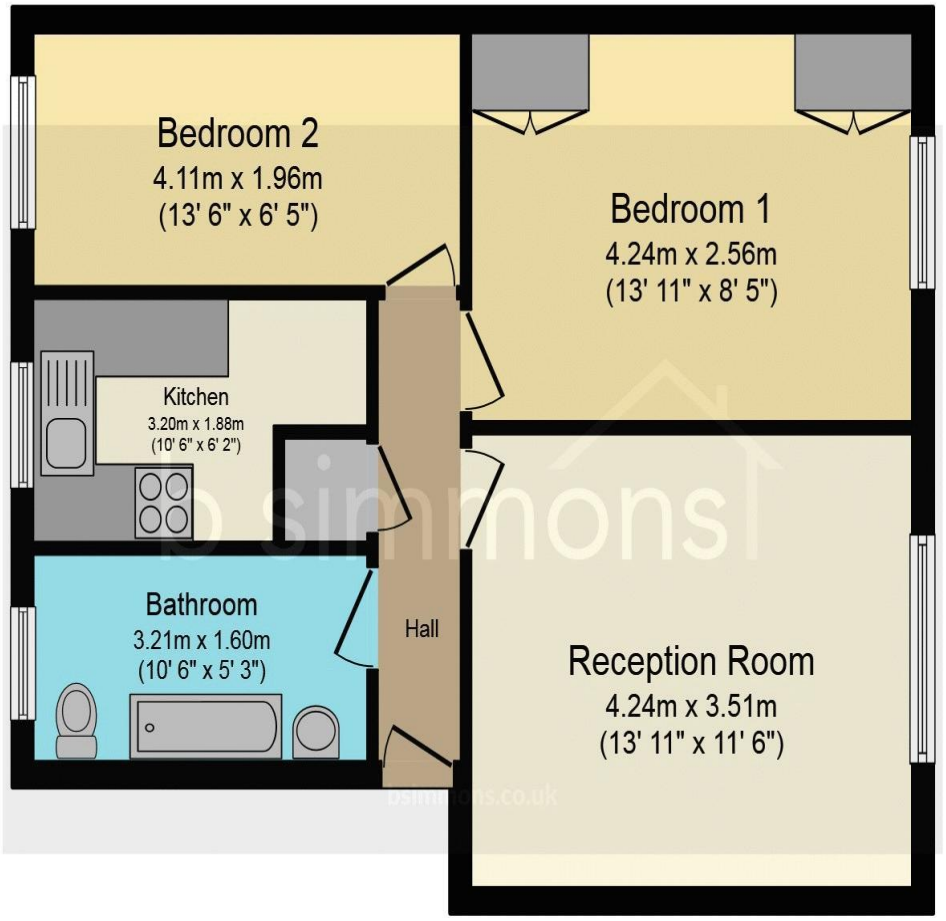

Floor Plan

Total floor area 51.8 sq.m. (558 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.