

Hurworth Avenue, Langley, Berkshire, SL3 7FE

£260,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Forming part of this modern development built in 2001, B Simmons are delighted to present to the market this first floor purpose built apartment, boasting two well proportioned bedrooms and being offered with no onward chain. An ideal First Time buy or Buy to Let Investment.

As you enter the property you walk into an 'L' shaped entrance hallway with access to a private loft space providing ample storage. Adjoining doors provide access to two well proportioned bedrooms, the master being dual aspect, there is a 14'4 living/dining, a separate fitted kitchen and a bathroom having a matching white three piece suite, with a mains shower over the bath. Outside there are well established communal gardens with a residents car park located to the front, with a secure bicycle store and refuse area. The area offers plenty of on street parking for visitors and is with in close proximity to local shops. The apartment is in good decorative order and benefits from a security entry phone system.

Hurworth Avenue is a cul-de-sac development and is situated just 0.2 miles from St Bernards grammar, and 0.3 miles to Upton Court grammar schools. Slough railway and Elizabeth line station is just 1.0 mile away, and there is also easy vehicular access to A4, M4, M25, M40 and Heathrow.

Property Information: Lease Remaining: Approx. 99 years

Ground Rent: Approx. £200.00 PA

Maintenance Charges: Approx. £1944.00 PA

Council Tax Band: C / EPC Rating: TBC

(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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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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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 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.