Cameron



Seven Hills Road, Iver, SL0 0PD

- Two bedroom, two bathroom ground floor apartment
- Generous open plan living space
- Set within approximately fifteen acres of grounds
- No onward chain
- Direct access onto private patio and gardens
- Two allocated parking bays
- Residents' private gym and tennis court facilities
- Set within a prestigious gated development

Offers In Excess Of £400,000

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Whilst every care has been taken to ensure the accuracy of these particulars, none of the statements contained herein are to be relied upon as representations of fact. These particulars do not constitute an offer or contract.

Description
Positioned on the ground floor, the apartment offers generously proportioned accommodation with a practical layout well suited to both everyday living and entertaining.

Accommodation
The accommodation centres around a spacious reception room with ample space for both living and dining areas. A separate fitted kitchen provides a good range of storage and work surfaces.
There are two well-proportioned bedrooms, with the principal bedroom benefiting from its own en-suite shower room. There is also a separate bathroom accessed from the hallway.

Outside
The property is situated within the prestigious Lady Yorke Park estate, set amongst approximately 15 acres of beautifully maintained communal grounds. Surrounded by mature trees, landscaped gardens and expansive lawns, the development offers a peaceful and picturesque environment with an exceptional sense of space and privacy for residents to enjoy. Further benefits include allocated parking, visitor parking and well-maintained communal areas. Residents also have exclusive access to on-site leisure facilities, including a private gym and tennis court.

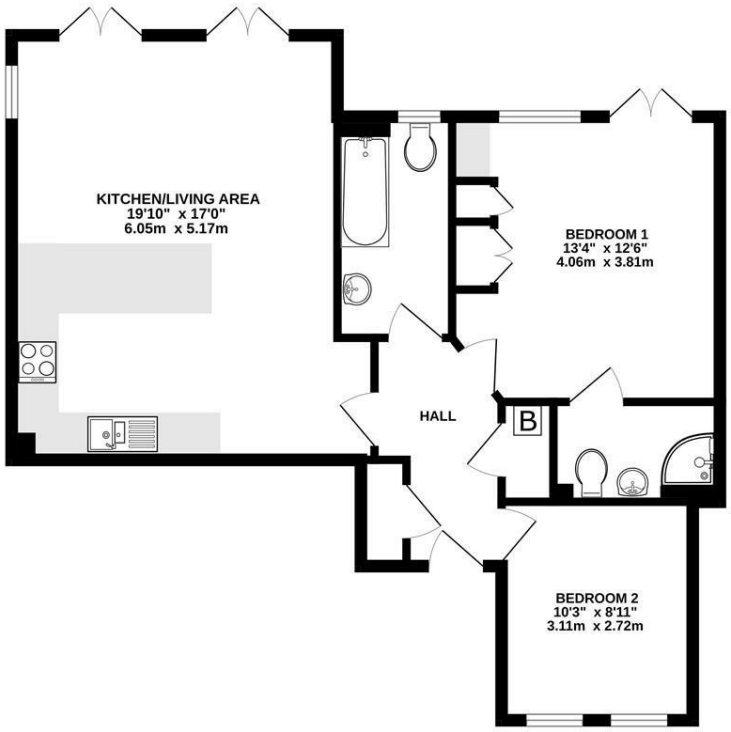
Situation
Seven Hills Road enjoys a desirable position within the popular Buckinghamshire village of Iver Heath, a well-established community known for its excellent local amenities and convenient transport connections. The area offers a variety of independent shops, supermarkets, eateries and traditional pubs, catering for everyday needs, while nearby Uxbridge and Slough provide a wider selection of retail, leisure and entertainment options.
Families are drawn to the area due to the choice of respected schools serving all age groups. For those who enjoy the outdoors, the expansive grounds of Black Park and Langley Park are both close by, offering hundreds of acres of woodland, open space and recreational facilities. Iver is particularly well placed for commuters, with Elizabeth Line services providing direct connections into Central London and beyond. Road users benefit from easy access to the M25, M4 and M40, making journeys to Heathrow Airport, London and the surrounding counties both convenient and efficient.

Terms and notification of sale
Tenure: Leasehold
Lease: 97 Years
Ground Rent: £200 per annum
Service Charge: £3886 per annum to include buildings insurance and water.
Local authority: South Buckinghamshire
Council Tax Band: F
EPC Rating: C

IMPORTANT NOTICE

These particulars have been prepared upon information supplied by the Vendor and should be verified by your surveyors an solicitors. In accordance with the Property Misdescriptions Act 1991 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details service charge and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contract

GROUND FLOOR
727 sq.ft. (67.6 sq.m.) approx.



TOTAL FLOOR AREA : 727 sq.ft. (67.6 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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