Trelawney Avenue, Langley, Berkshire, SL3 8RF

£215,000
Leasehold

b simmons
T: 01753 545 555 bsimmons.co.uk



B Simmons are delighted to offer to the market this large one bedroom first floor apartment in stunning condition, with a spacious private garden and a private balcony. An internal viewing is highly recommended.
This property has been tastefully decorated and modernised throughout by the current occupier, and benefits from a spacious living room and a large modern fitted kitchen. There is a double bedroom and a contemporary bathroom fitted with a three piece suite and a mains shower over the bath. Accessed via the communal entrance, this first floor apartment benefits from having its own private south-facing garden to the rear, along with a private balcony accessed via the reception room. There is plenty of storage within the apartment and an allocated store cupboard located just outside the front door.
Situated a short walk away from a wealth of popular local schools such as Langley Marish, Ryvers, Langley Academy along with all of the local secondary and grammar schools Langley has to offer. This property is perfectly positioned for those looking to commute as it is just a short walk to Langley railway and Elizabeth Line station (0.8 miles), and a short 0.9 mile drive to the M40 (J5).

Property Information: Lease Remaining: Approx. 111 years
Ground Rent: Approx. £10.00 PA
Maintenance Charges: Approx. £1027.00 PA
Council Tax Band: B / 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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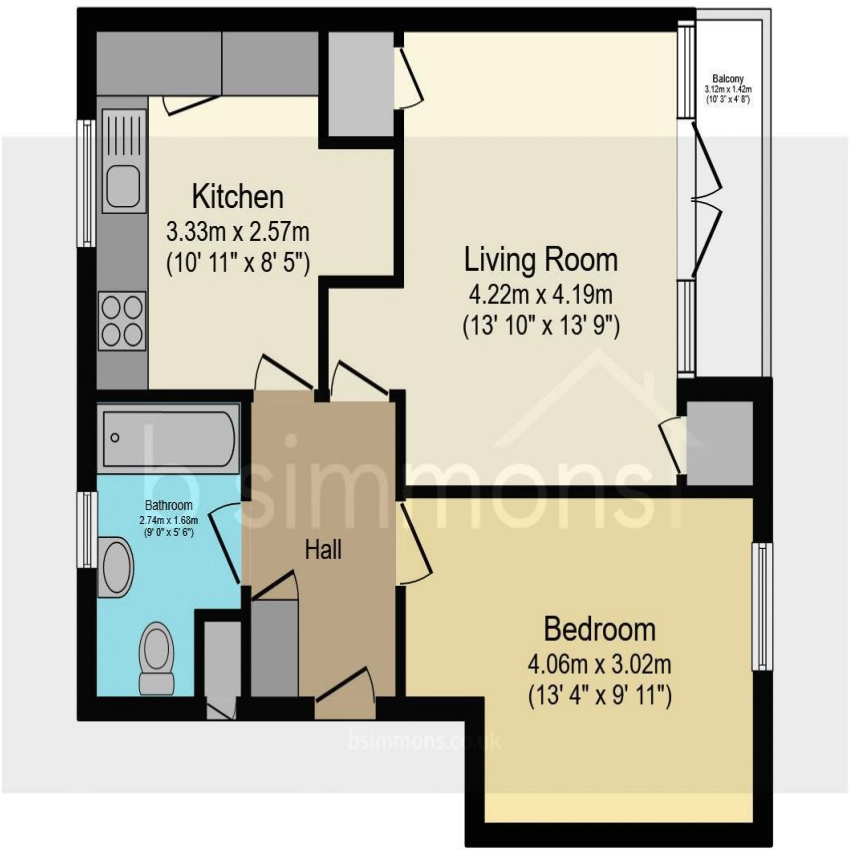






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Floor Plan

Floor area 47.3 sq.m. (509 sq.ft.)

Total floor area: 47.3 sq.m. (509 sq.ft.)

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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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.