

Mead Avenue, Langley, Berkshire, SL3 8JE

£155,000

Leasehold

b simmons

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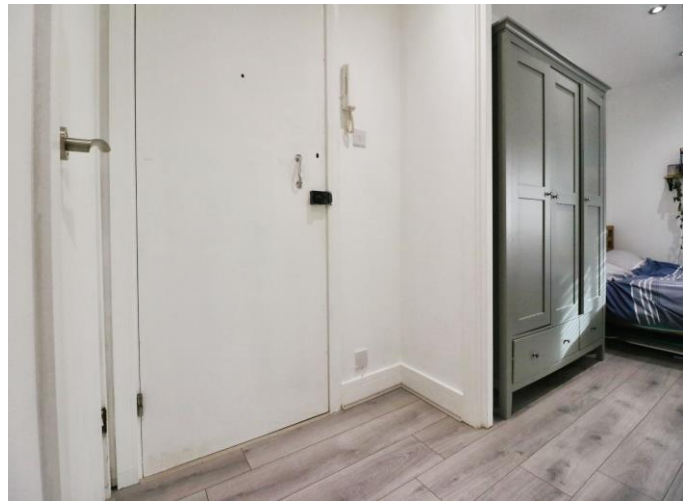
Offered to the market with no onward chain complications is this stunning and spacious top floor studio apartment, ideally located just 0.3 miles from Langley railway and Elizabeth Line station. Ideal for investors or first time buyers alike, this refurbished studio apartment comprises of an entrance hallway leading to a light and spacious living-cum-bedroom area complete with large bay window and double aspect windows. Furthermore, there is a good-sized semi-open plan kitchen which has been refitted and complete with space for utilities. Access to the bathroom is via the entrance hallway, and the property further benefits from a large storage cupboard, an additional storage unit in the communal hallway and allocated parking.

Mead Avenue is a popular residential area located just a stones throw from Langley railway and Elizabeth Line station. Just 0.3 miles away, both the station and the High Street are easily accessed on foot, with all of the shops, amenities and services available locally. There are plenty of schools locally, with good or outstanding OFSTED graded schools in all primary, secondary and grammar disciplines within an easily walkable distance.

Property Information: Lease Remaining: Approx. 207 Years  
Ground Rent: Approx. £115.00 PA  
Maintenance Charges: Approx. £1100.00 PA  
Council Tax Band: B / EPC Rating: D  
(all to be verified by a solicitor)

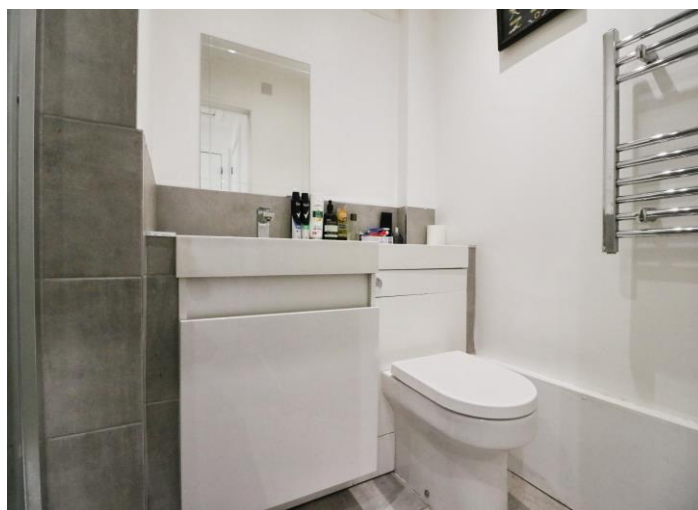


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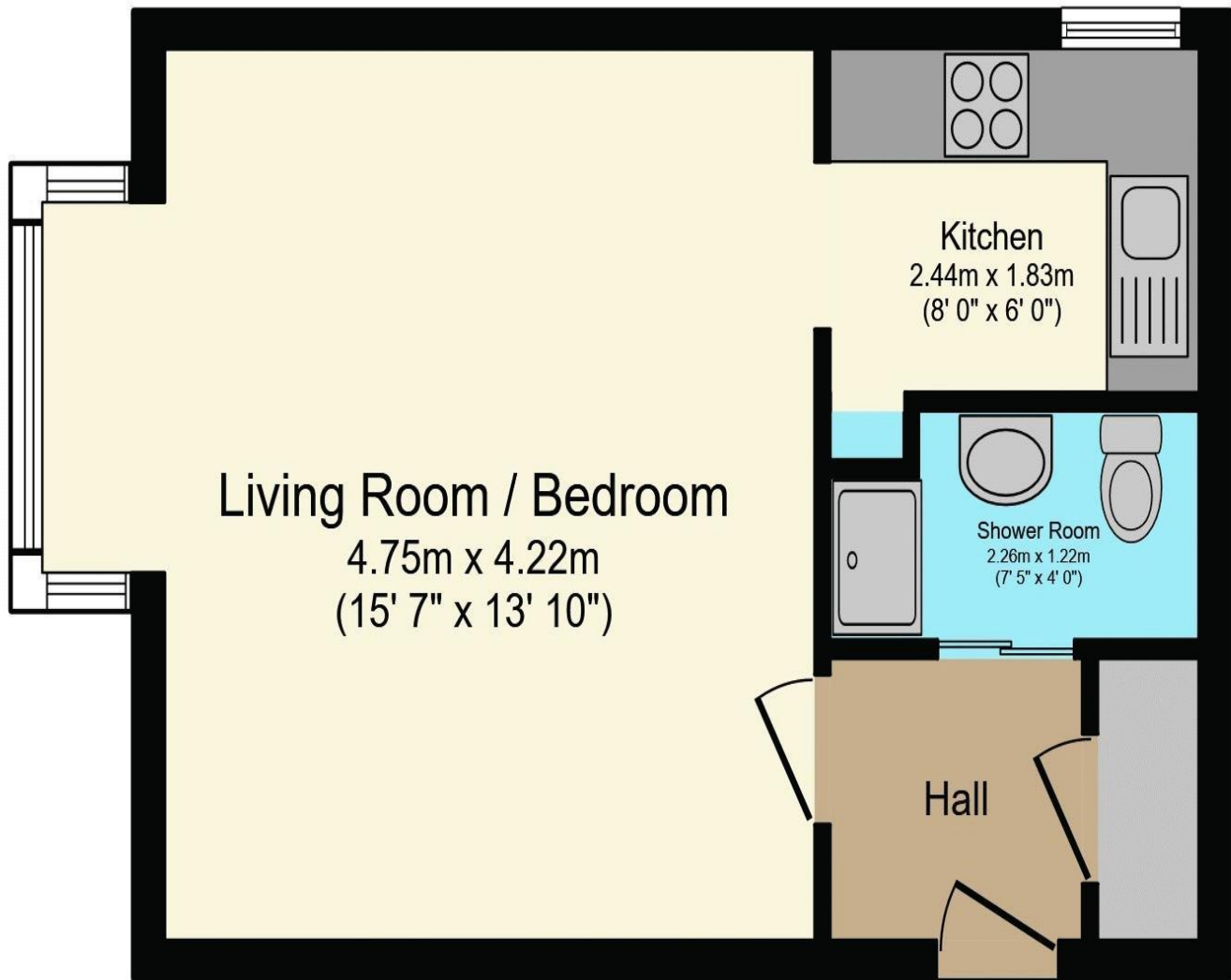
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

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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.