

Malvern Court, Hill Rise, Langley, Berkshire, SL3 8RD

£210,000

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



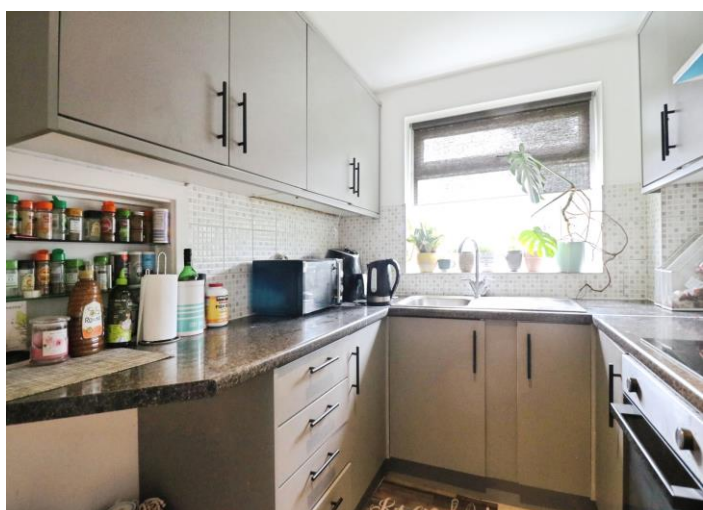
Tucked away in a cul-de-sac location, and having undergone refurbishment by its current owner, B Simmons are delighted to present to the market this well presented ground floor, purpose built flat, offering spacious accommodation and easy access to local shops, bus route and junction five of the M4 motorway.

As you enter through the front door, you walk into a hallway with adjoining doors to; a 14'9 large double bedroom, a contemporary bathroom having a matching white suite comprising a panelled bath with a mixer tap, shower attachment over, a shower screen, a wash hand basin with vanity unit and a low level W.C. There is a modern fitted kitchen, which the current owner has installed and a spacious lounge which both overlook the communal gardens to the rear. Outside, there are well maintained communal gardens to the front, sides and rear of the apartments and a residents car park providing off street parking.

The property is well located within walking distance of local shops, bus routes, good road links to Heathrow airport and easy motorway access to junction 5 of the M4/M40/M25.

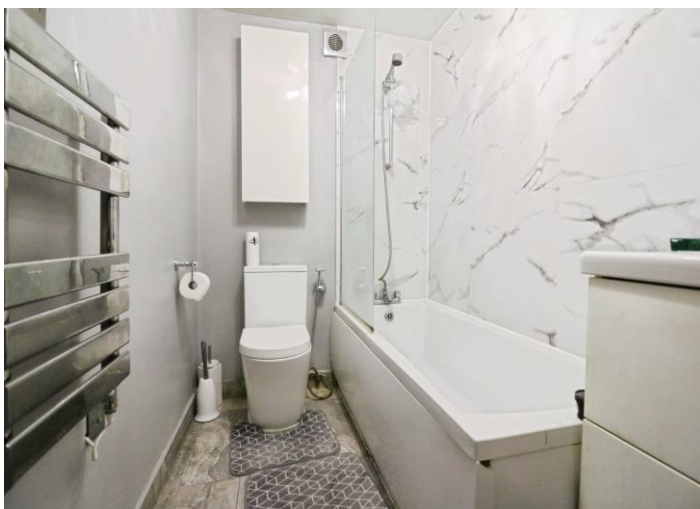
Property Information: Lease Remaining: Approx. 105 Years
Building Insurance: Approx £328.61 PA
Service Charge: Approx. £900.00 PA
Ground Rent: Approx £150.00 PA
EPC Rating : D / Council Tax Band: B

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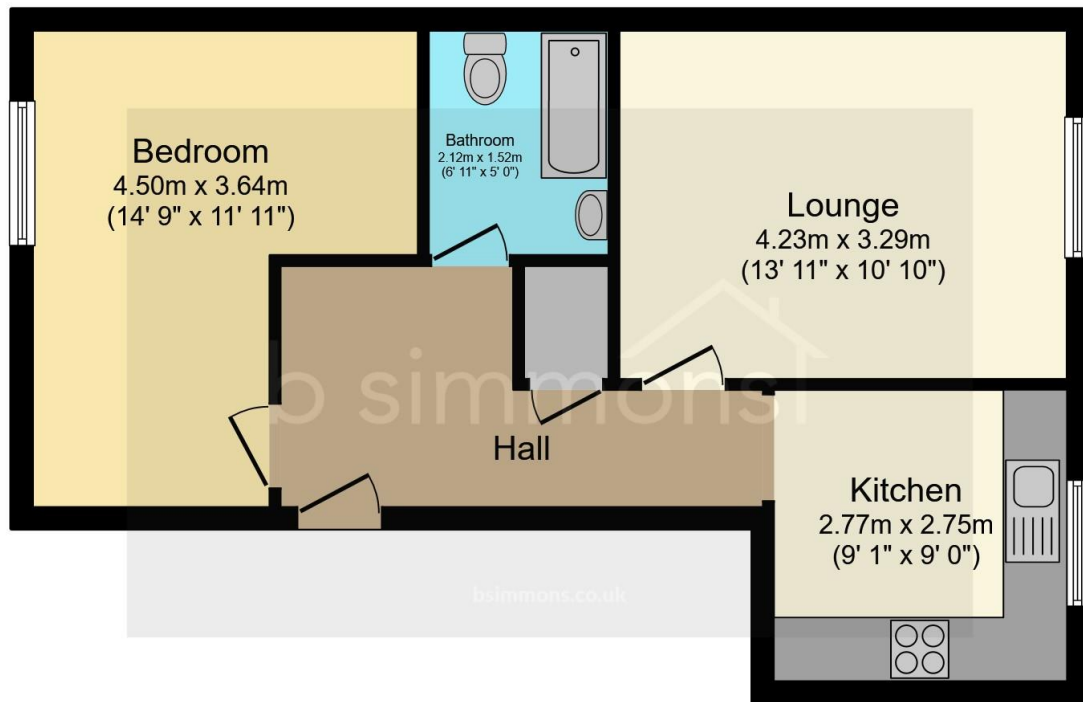
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Ground Floor

Total floor area: 48.5 sq.m. (522 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.