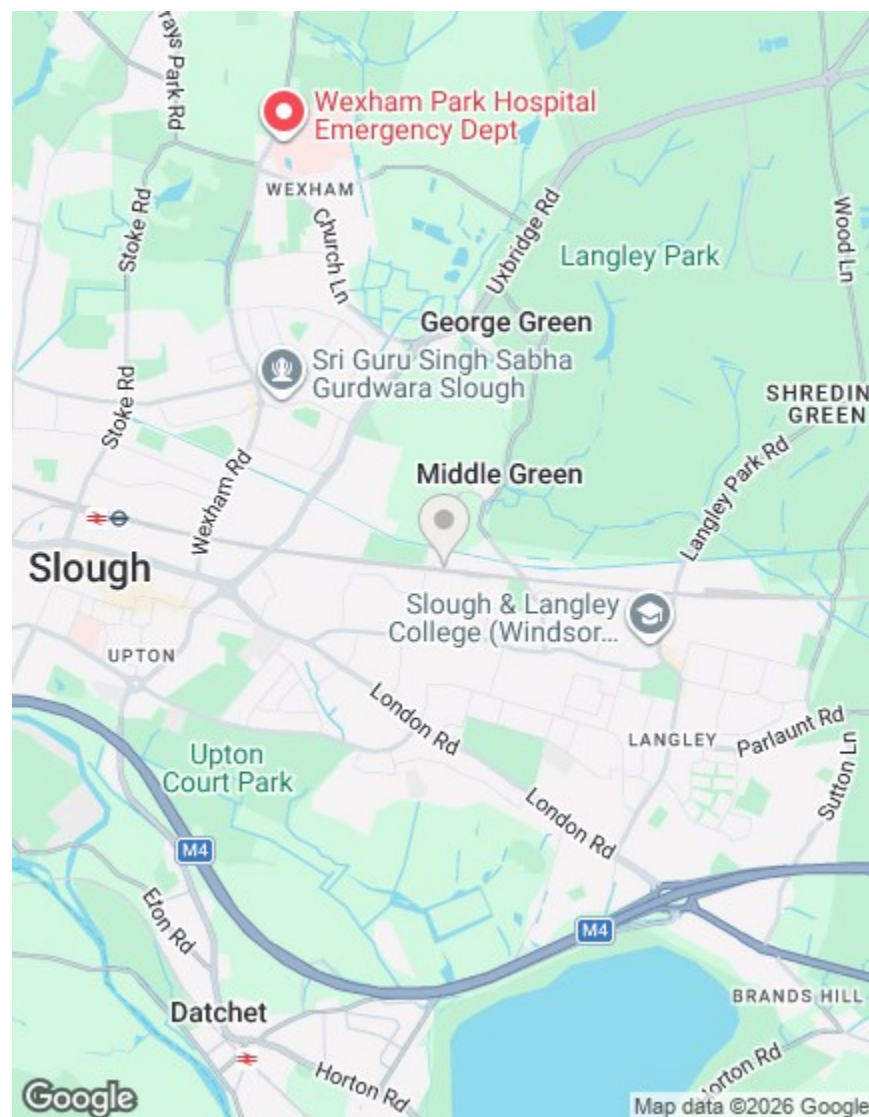
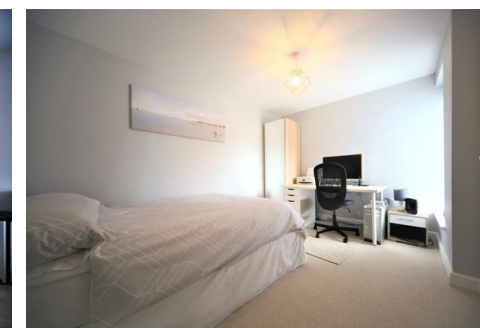




Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



74 Chadwick Road, Langley, Berkshire, SL3 7FU

Price Guide £240,000

- Two-Bedroom First-Floor Apartment
- Principal Bedroom with En-suite shower rRoom
- Off Street Parking
- Langley Station (Elizabeth line) Within a Mile
- No Onward Chain
- Spacious Open-Plan Living Room and Kitchen
- Gas Radiator Heating
- Lift Service
- Convenient Access to the M4 Motorway
- 111 Years Lease

74 Chadwick Road, Berkshire SL3 7FU

A well-presented two-bedroom first-floor apartment offering generous open-plan living in a popular modern development in Langley, to be sold with no onward chain. Whether you're a first-time buyer taking your first step onto the property ladder or an investor seeking a well-located rental proposition, this apartment represents genuine value in the current market.

The accommodation is arranged around a spacious entrance hall and comprises a large open-plan living/kitchen area fitted with modern gloss white units, integrated appliances, dark worktops and recessed lighting - a bright, sociable space that works well for everyday living and entertaining. The principal bedroom is generously proportioned at over 21 feet in length and benefits from fitted wardrobes and its own en-suite shower room. The second bedroom is a comfortable double, served by a well-appointed family bathroom with bath and overhead shower.

Further benefits include lift access, off-road parking, gas radiator heating and ample storage. Langley railway station (Elizabeth line) is within a mile, providing connections into central London and towards Reading. The M4 is also readily accessible for road commuters.

Leasehold: 111 years remaining. Service charge: £2,366.86 per annum. Ground rent: £365.07 per annum.

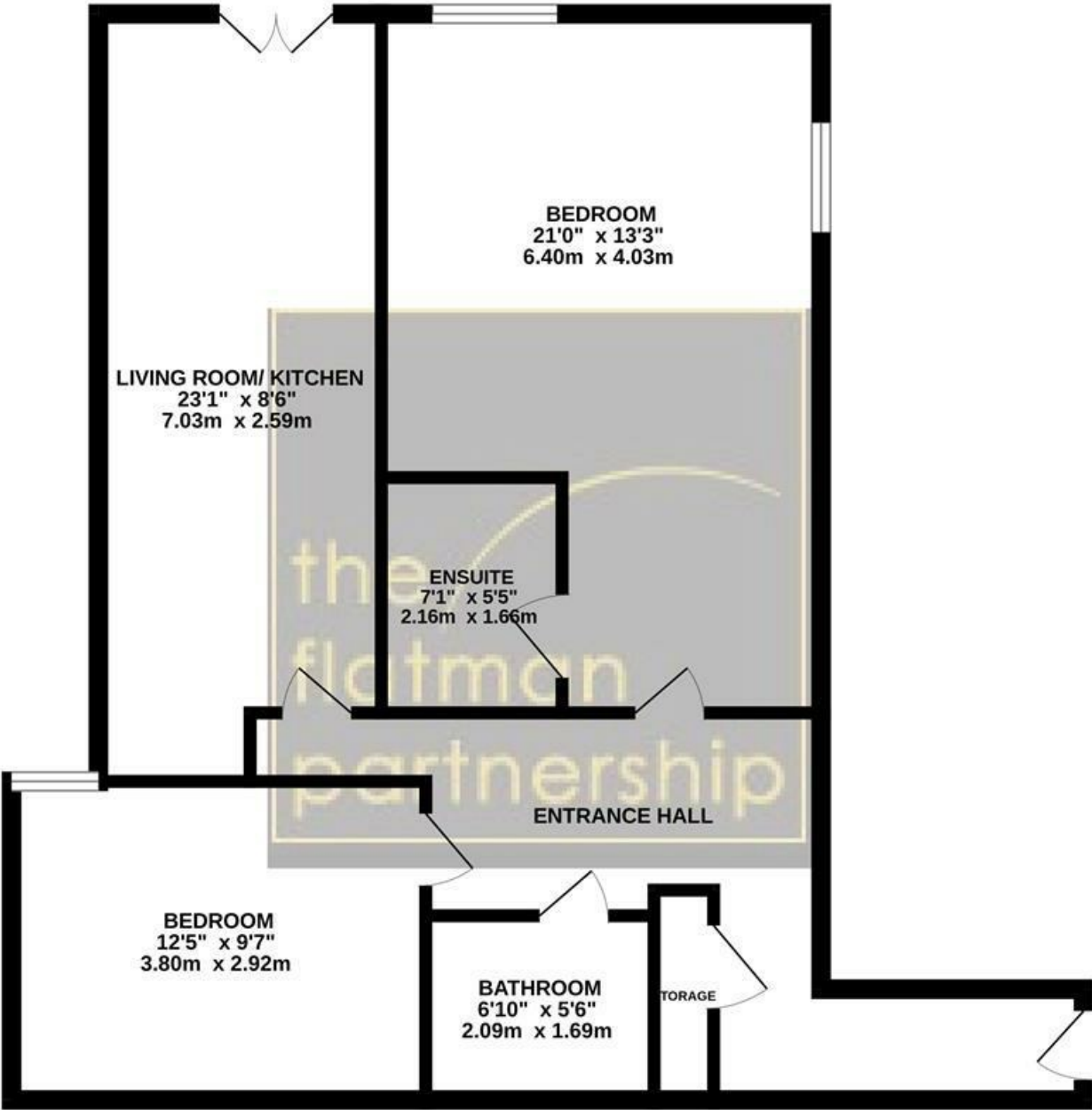
 2

 2

 1

 B

Council Tax Band: C



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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