Scholars Walk, Langley, Berkshire, SL3 8LZ

£230,000
Leasehold

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Tucked away in a cul-de-sac development and within walking distance of Langley's array of local amenities, this first floor purpose built flat offers well proportioned accommodation with a security entry phone system. There is gated allocated parking, communal gardens for residents and the property is offered with NO ONWARD CHAIN.
As you enter through the front door, you walk in to an entrance hallway with adjoining doors leading to; a bay fronted living room with space, two double bedrooms, a kitchen fitted with a range of matching wall and base units, roll top worksurfaces over and there is a separate family bathroom fitted with a white three piece suite and a shower attachment over the bath. The flat benefits from its own security entry phone system, double glazed windows and has electric heating. Outside, there are communal gardens and a private gated car park for residents with one allocated space for this apartment.
Located within walking distance of Langley railway station, Elizabeth line, local shops and falls within the catchment area for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Property Information: Lease Remaining: Approx. 101 years
Ground Rent: Approx. £125.00 Per Annum
Maintenance Charges: Approx. £2010.00
Council Tax Band: C / 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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Floor Plan

Total floor area: 55.6 sq.m. (598 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.