

Sovereign Heights, Langley, Berkshire, SL3 8PZ

£259,500

Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



Tucked away in a gated development and offering easy access to junction 5 of the M4 motorway, B Simmons are delighted to present to the market this ground floor purpose built apartment with a private patio and access to well maintained communal garden. The property is offered with no onward chain.

The property has a security entry system and direct access to the communal gardens. As you enter the property you walk into a long hallway with adjoining doors giving access to; two double bedrooms, the master having an en-suite bathroom. There is also a separate family contemporary shower room. The living room overlooks the communal gardens and is open plan to a modern fitted kitchen/dining room with French doors out to a private patio area and the communal gardens. Outside to the front there is residents parking with an allocated space as well as visitors parking, a bike store and refuse area.

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

Property Information: Lease Remaining: Approx. 978 years

Ground Rent: Approx. £541.00 PA

Maintenance Charges: Approx. £1800.00 PA

Council Tax Band: C / EPC Rating: D

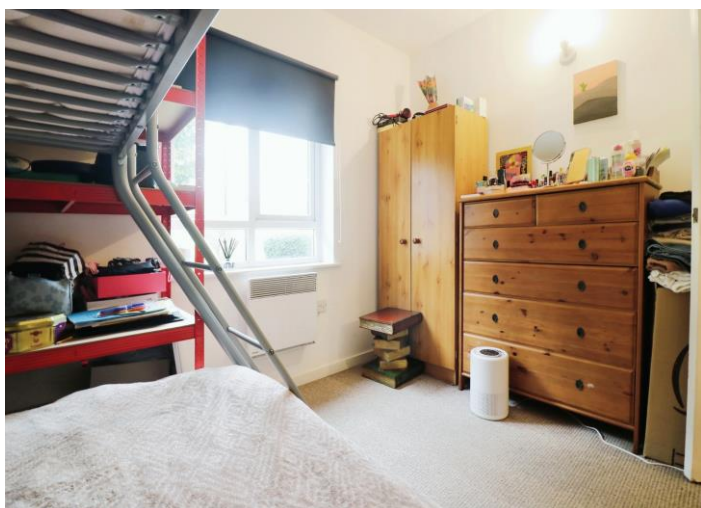
(all to be verified by a solicitor)

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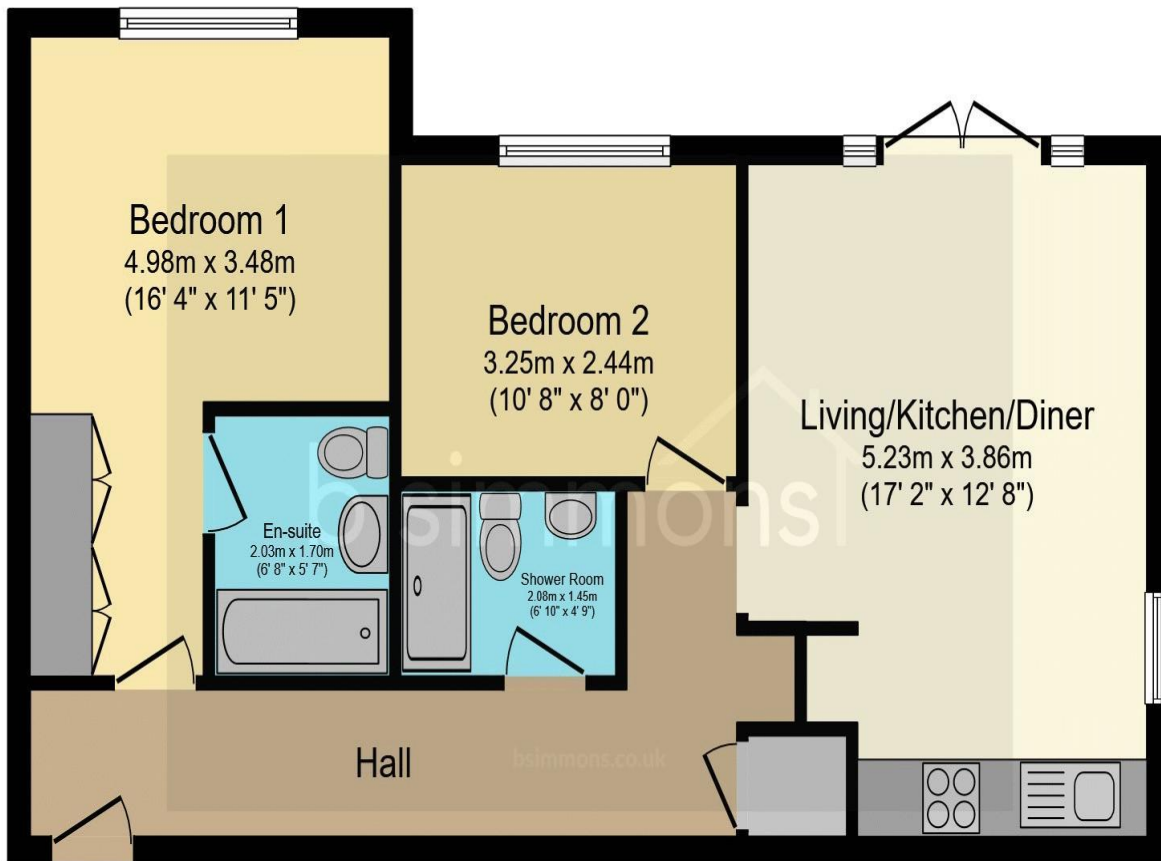
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Floor Plan

Floor area 59.9 m² (645 sq.ft.)

TOTAL: 59.9 m² (645 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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b simmons

T: 01753 545555 E: langley@bsimmons.co.uk

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.