

Situated within a private gated development close to multiple local amenities and adjacent to Langley Leisure Centre is this superbly presented one bedroom ground floor apartment offering stylish living space suitable as a starter home.

The modern kitchen features a good range of high gloss cupboards complemented by granite worktops, gas cooker and some other integrated appliances including fridge freezer and dishwasher.

The 19ft open plan living area features large windows and provides ample space for dining furniture. There is a spacious double bedroom benefitting from fitted wardrobes.

Externally one allocated parking space can be found in the secure gated car park.



Property Information

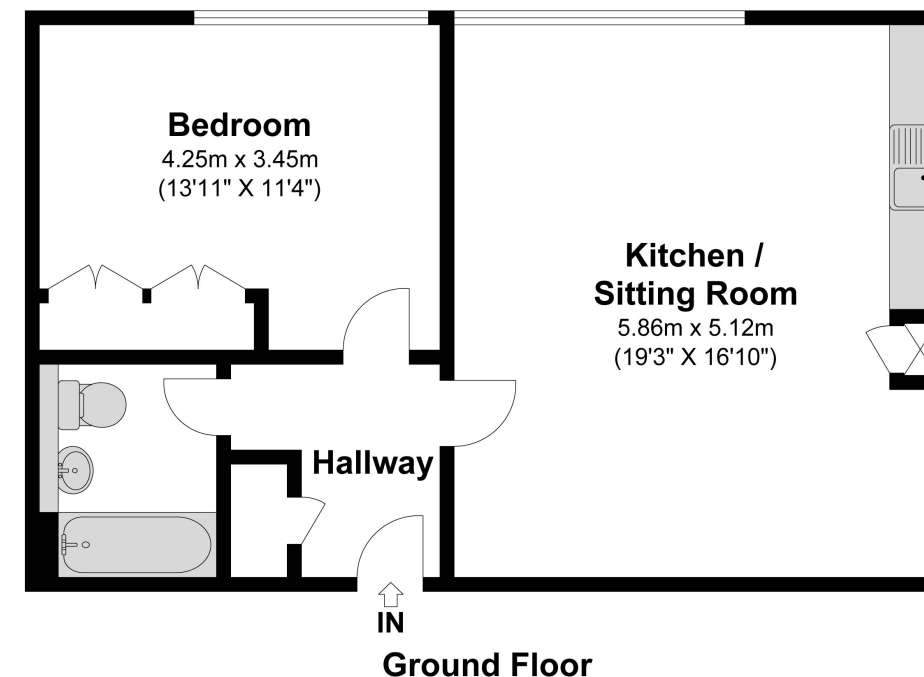
-  ONE BEDROOM GROUND FLOOR APARTMENT
-  MODERN KITCHEN WITH GAS COOKER
-  LONG LEASE OVER 900 YEARS
-  BRAND NEW IN 2020
-  ALLOCATED PARKING SPACE
-  19FT OPEN PLAN LIVING ROOM/DINER
-  LARGE FULLY TILED BATHROOM
-  SUPERBLY PRESENTED
-  SECURE GATED ENTRANCE

					
x1	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Floor Plan



Hurrican Court
Approximate Floor Area
600.51 Square feet 55.79 Square metres



Illustrations are for identification purposes only, measurements are approximate, not to scale

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

External

Within a gated car park there is one allocated parking space. Residents also have access to The Courtyard, a large beautifully maintained outdoor communal garden area.

Lease Information

Length of lease - 123 years remaining
Service charge - £183 per month
Ground rent - TBC

Rental Return

We propose a rental income of approximately £1300 per calendar month is achievable.

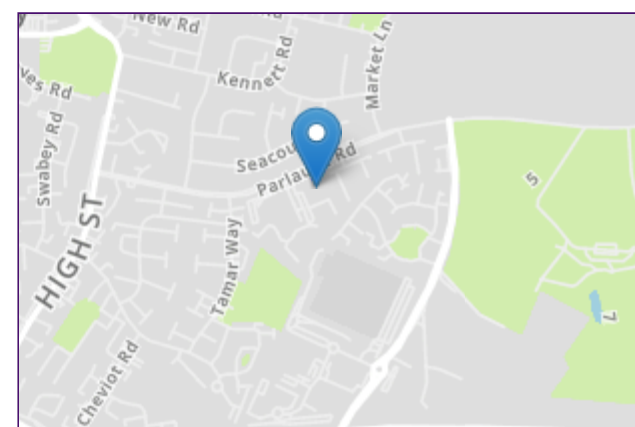
Transport Links

NEAREST STATIONS

Langley Station - 0.7 miles
Iver Station - 1.3 miles
Datchet Station - 2.3 miles

Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C	77	77	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	