

Oakwood Estates exclusively presents to the market this charming first-floor apartment with two double bedrooms, conveniently located in close proximity to Iver Station (Crossrail/Elizabeth Line) and nestled in the vibrant Heart of Richings Park. Boasting exceptional accessibility to local schools, amenities, and transportation options, this property offers an ideal combination of convenience and comfort. Moreover, it comes with the added advantage of private parking facilities at the rear of the building, and a separate garage, ensuring hassle-free parking for residents.

We enter the building into the communal area which is well maintained, with the addition of a communal lift.

Upon entering the property through the main entrance hallway, you will find easy access to the kitchen, living/dining room, bathroom, and bedrooms. The living-dining room welcomes you with elegant glass French doors, twin windows offering a delightful view of the front aspect, and a convenient door leading out to the balcony. Featuring hardwood flooring, this spacious area provides ample room for sizable living and dining room furniture. Speaking of the balcony, it boasts a comfortable size, perfect for accommodating a two-seater table and chairs, allowing you to enjoy outdoor relaxation. Across the hallway, you'll discover the well-appointed kitchen, complete with a range of eye-level and base kitchen units. It also includes a stainless steel sink with a mixer tap, an integrated oven, a four-ring hob with an extractor fan above, and a window overlooking the rear aspect. Bedroom one impresses with its generous size, capable of accommodating a king-size bed. It offers fitted storage options and additional space for your storage needs. A window overlooking the front aspect brightens the room and adds to its appeal. The fully tiled bathroom presents a pleasing aesthetic, featuring a low-level WC, a hand wash basin with a mixer tap and vanity unit below, a bath with a shower attachment, and a window overlooking the rear aspect. Last but not least, bedroom number two provides ample space for a double bed and offers fitted storage along with extra storage space. A window overlooking the rear aspect fills the room with natural light and enhances its ambiance.



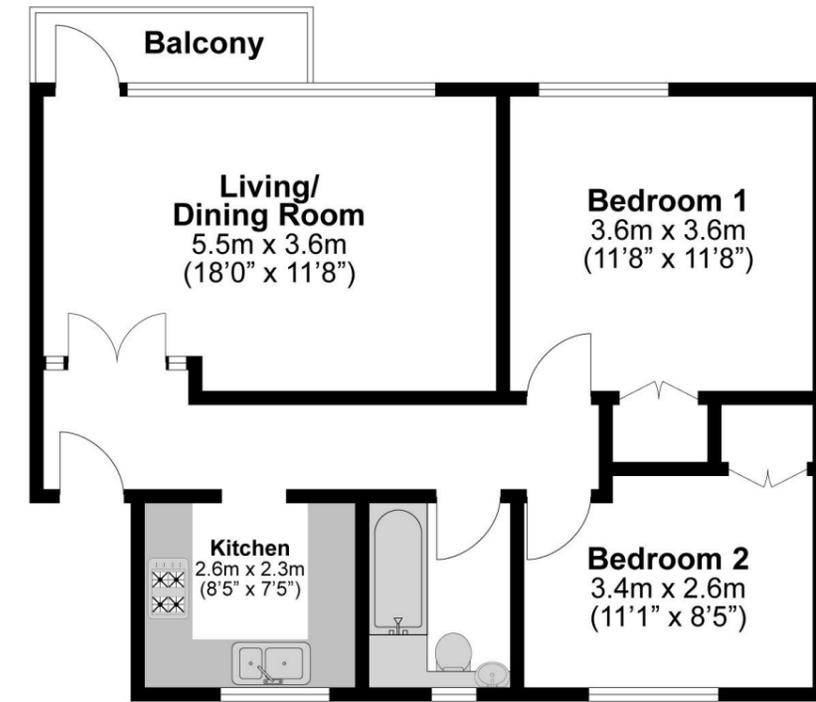
Property Information

-  SHARE OF FREEHOLD - 984 YEARS REMAINING
-  COUNCIL TAX BAND C (£1,838 P/YR)
-  BALCONY
-  GARAGE
-  CLOSE TO HEATHROW AIRPORT & M4/M25 MOTORWAYS
-  SERVICE CHARGE - £1,718.10 PER YEAR
-  TWO BEDROOMS
-  PRIVATE PARKING
-  SUPERB ACCESS TO LONDON VIA IVER STATION
-  EXCELLENT TRAVEL LINKS

					
x2	x1	x1	x1	N	Y
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

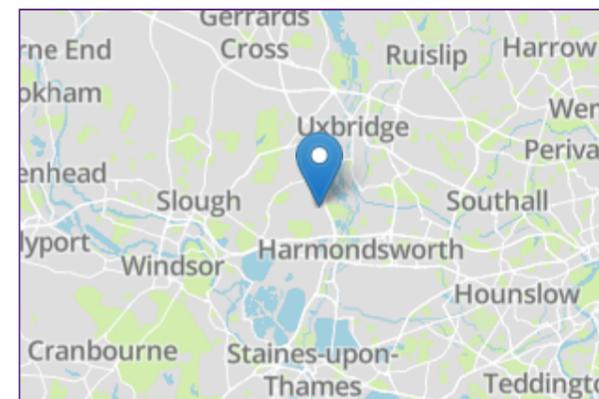
Floor Plan

Total Approximate Floor Area
721 Square feet
67 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			79

Tenure

Share Of Freehold - 984 Years Remaining

Service Charge

Service Charge - £1,718.10 per year

Council Tax Band

C (£1,838 p/yr)

Rental Income

£1,400 - £1,450 per calendar month

Mobile Coverage

5G voice and data

Internet Speed

Ultrafast

Area

Richings Park is a suburban area located in Buckinghamshire, England, near the town of Iver. It is known for its picturesque surroundings and proximity to the Colne Valley Regional Park, which offers beautiful green spaces and outdoor recreational activities. Richings Park is primarily a residential area, characterized by a mix of detached houses, semi-detached houses, and apartment complexes. The community enjoys a tranquil atmosphere and a strong sense of community spirit. One notable feature of Richings Park is its railway station, which provides convenient access to London Paddington and other destinations. This makes it an attractive place to live for commuters who work in the city but prefer a quieter suburban lifestyle. The area is also home to a few local amenities, including shops, restaurants, and a primary school. For more extensive shopping and leisure facilities, residents can easily access nearby towns such as Iver, Slough, and Uxbridge. Overall, Richings Park offers a balance between countryside living and easy access to urban amenities, making it an appealing place to reside for those seeking a peaceful suburban environment within commuting distance of London and Heathrow Airport.

Council Tax

Band C