

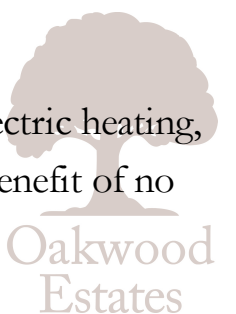


Benefitting a recently extended lease and low maintenance charges, this rarely available split-level maisonette is set across two floors and is situated within walking distance of Langley station.

The property comprises ample residents and visitor parking directly in front of its private entrance, that leads to the first floor where a spacious 19ft open plan living area is situated, along with modern fitted kitchen and second bedroom with fitted wardrobes.

The main bedroom is located on the top floor, expanding an excellent 16ft, also with fitted wardrobes and skylight window. The family bathroom offers four-piece suite including separate shower cubicle.

The property is offered to the market in a good condition throughout with electric heating, double glazed windows and ample storage throughout. There is the added benefit of no onward chain, inviting the possibility of a very quick sale.



Property Information

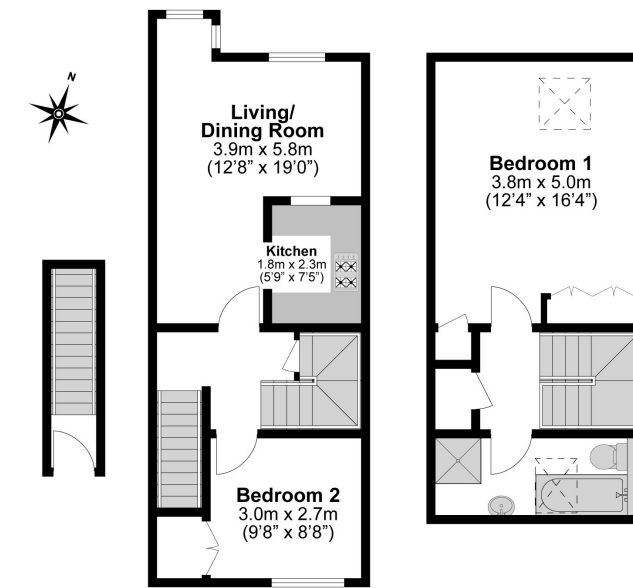
-  RARELY AVAILABLE SPLIT-LEVEL MAISONNETTE
-  TWO DOUBLE BEDROOMS
-  BATHROOM WITH SEPARATE SHOWER CUBICLE
-  SOUGHT-AFTER LOCATION
-  NO ONWARD CHAIN
-  AMPLE PARKING AVAILABLE
-  807 SQUARE FEET
-  19FT LIVING/DINING ROOM
-  WALKING DISTANCE TO LANGLEY STATION
-  PRIVATE ENTRANCE
-  119 YEAR LEASE AND LOW SERVICE CHARGE

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

Floor Plan

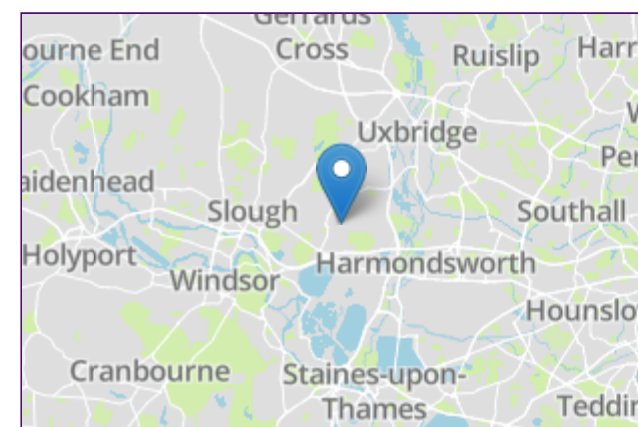


Total Approximate Floor Area
807 Square feet
75 Square metres



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	76	81
(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	

Lease Information

Lease Term - 119 years remaining
Service Charge - £60 per month
Ground Rent - £150 per year

The Langley Academy Primary
0.9 miles away

SECONDARY SCHOOLS

The Langley Academy
0.9 miles away

Langley Grammar School
1 mile away

St Bernard's Catholic Grammar School
1.7 miles away

Upton Court Grammar School
1.9 miles away

Council Tax
Band D

Transport Links

Nearest Stations:

Langley (0.4 miles)
Iver (1.2 miles)
Slough (2.5 miles)

Local Schools

PRIMARY SCHOOLS

The Langley Heritage Primary
0.2 miles away

Langley Hall Primary Academy
0.5 miles away

Marish Primary School
0.6 miles away