











Oakwood Estates proudly presents a stunning two-bedroom new build flat offering a contemporary living space. Nestled in a prime location, this exceptional residence combines style and convenience. Upon entering, one is immediately greeted by a spacious and meticulously designed living area opening onto the kitchen. The open-plan kitchen boasts modern fixtures and sleek finishes, creating an ideal space for culinary adventures and entertaining guests. The two double bedrooms offer a peaceful retreat, while the meticulously designed bathroom provides a luxurious haven. With its prime location on Iver High Street, residents are spoiled for choice with an array of shops, cafes, and restaurants just moments away. This new build flat on Iver High Street offers an unparalleled opportunity to experience contemporary living at its finest, making it an enticing prospect for those seeking a sophisticated and vibrant urban lifestyle.

The property comprises two double bedrooms open plan kitchen, one family bathroom and one ensuite. The converted building now houses 5 apartments, with a large entrance hall at the front to the two ground floor apartments. The property is located on Iver High Street within waling distance to local schools, doctors surgery's, amenities, bus routes and just a short drive to the M4, M25 and M40. Iver Station Cross Rail is located just 0.83 Miles away (Crossrail).



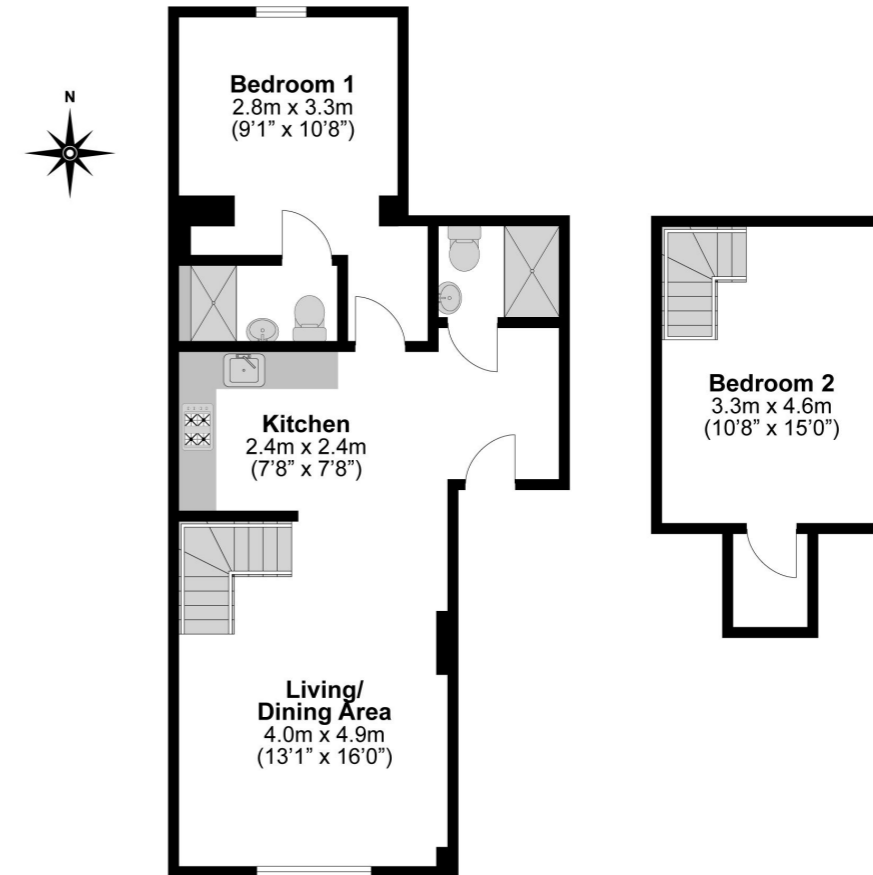
Property Information

-  NEW LEASE OF 125 YEARS
-  BUILDING INSURANCE - £300 PER YEAR
-  NEW BUILD APARTMENT
-  HIGH STREET LOCATION
-  ONE ENSUITE BATHROOM
-  COUNCIL TAX - TBC
-  GROUND RENT - £100 PER YEAR
-  TWO DOUBLE BEDROOMS
-  IVER STATION (0.83 MILES AWAY)
-  LARGE SHARED ENTRANCE

					
x2	x1	x2	0	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

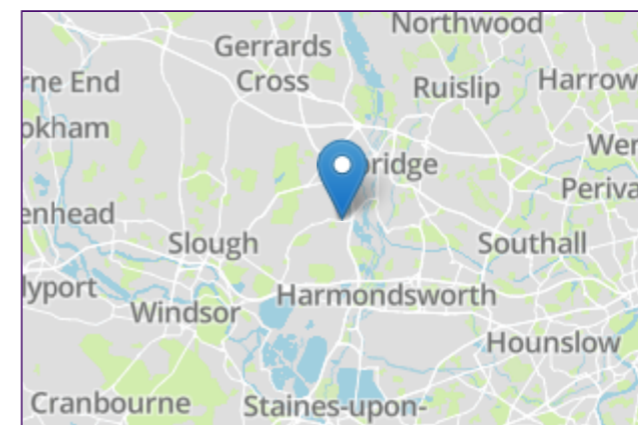
Floor Plan

Total Approximate Floor Area
861 Square feet
80 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.



Tenure

The property comes with a brand new lease with 125 years remaining.

Internet Speed

Ultrafast

Area

Situated in the heart of a bustling community, Iver High Street serves as the vibrant epicenter of this charming town. Lined with an array of shops, boutiques, and local businesses, it offers a diverse range of amenities and services, catering to the needs and desires of residents and visitors alike. From quaint cafes serving freshly brewed coffee to inviting restaurants offering a variety of culinary delights, Iver High Street is a haven for food enthusiasts seeking delightful gastronomic experiences. The street also boasts an eclectic mix of independent retailers, allowing for unique shopping experiences and the discovery of hidden gems. Additionally, Iver High Street is well-connected, with excellent transportation links providing easy access to surrounding areas and beyond. Its lively atmosphere, coupled with the warmth and friendliness of the local community, makes Iver High Street a captivating location that captures the essence of small-town charm while offering the convenience and excitement of urban living.

Transport

Iver Station - 0.83 miles away

West Drayton Station - 1.64 miles away

Langley (Berks) Station - 1.74 miles away

Education

Iver Village Infant School
0.1 miles away

The Iver Village Junior School
0.29 miles away

Iver Heath Infant School and Nursery
1.21 miles away

Cowley St Laurence CofE Primary School
1.22 miles away

Iver Heath Junior School
1.35 miles away

Stamo Duty

First Time Buyer - £0
Next Home - £2,250
Additional property - £11,100
(All of the above are on asking price)

Council Tax Band

To be confirmed

Ground Rent

Ground Rent - £100 per annum
Building Insurance - £300 per annum.