



Conveniently located a stones throw from both The Langley Academy and Langley Grammar School, this three bedroom second floor apartment enjoys delightful balcony views overlooking Kedermister Park.

The property stretches an impressive 730 square ft. and comprises a spacious entrance hallway leading to the main bathroom and three good size bedrooms with a range of integrated storage.




The apartment also features a modern kitchen featuring cream units complemented by wooden effect worktops, overlooking the communal green area. A 13ft living room offers ample space for living and dining furniture, and provides access to the south-facing balcony.

The property is offered to the market a short walk from Langley station and would make a fantastic purchase for first time buyers or investors alike.





## Property Information

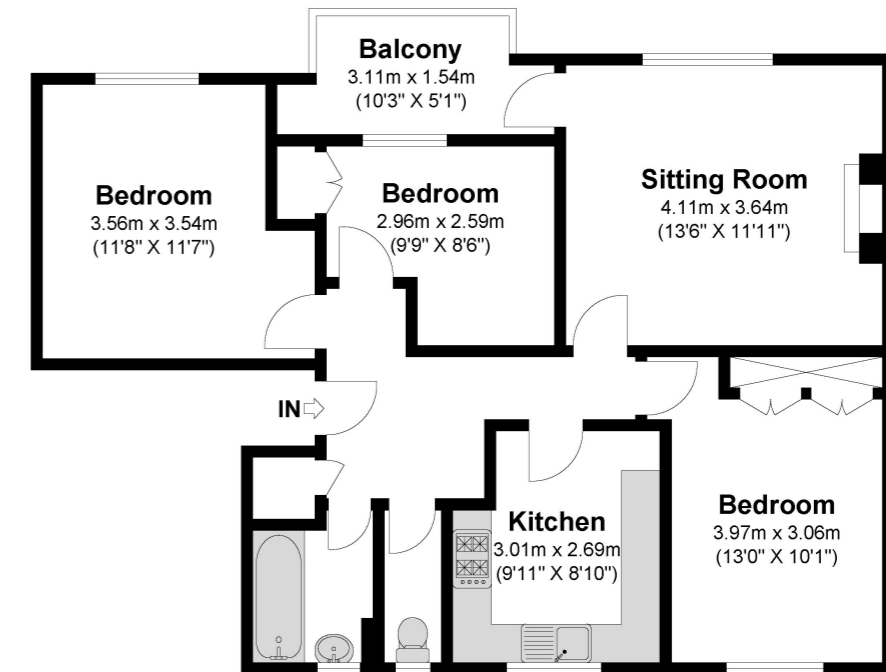
-  **THREE BEDROOM SECOND FLOOR APARTMENT**
-  **SOUTH-FACING BALCONY OVERLOOKING KEDERMISTER PARK**
-  **MODERN KITCHEN**
-  **ON-STREET PARKING**
-  **730 SQUARE FT**
-  **13FT LIVING ROOM**
-  **CLOSE TO LANGLEY GRAMMAR SCHOOL**
-  **13FT MASTER BEDROOM WITH FITTED WARDROBES**
-  **LOW SERVICE CHARGE & GROUND RENT CHARGES**

					
<b>x3</b>	<b>x1</b>	<b>x1</b>	<b>0</b>	<b>N</b>	<b>N</b>
<b>Bedrooms</b>	<b>Reception Rooms</b>	<b>Bathrooms</b>	<b>Parking Spaces</b>	<b>Garden</b>	<b>Garage</b>

## Floor Plan



**Reddington Drive**  
Approximate Floor Area  
730.11 Square feet 67.83 Square metres



**First Floor**

**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.

### Lease Information

Length of lease - 89 years remaining  
Ground rent - £10 per year  
Service charge - £TBC

### Transport Links

NEAREST STATIONS:

Langley (0.8 miles)  
Slough (1.6 miles)  
Datchet (1.6 miles)

The property is located with easy access to J5 of M4 with links to M40 and M25.

### Local Schools

PRIMARY SCHOOLS

Ryvers School  
0.2 miles away

The Langley Academy Primary  
0.2 miles away

Castleview Primary School  
0.4 miles away

Marish Primary School  
0.5 miles away

Langley Hall Primary Academy  
0.6 miles away

SECONDARY SCHOOLS

The Langley Academy  
0.2 miles away

Langley Grammar School  
0.3 miles away

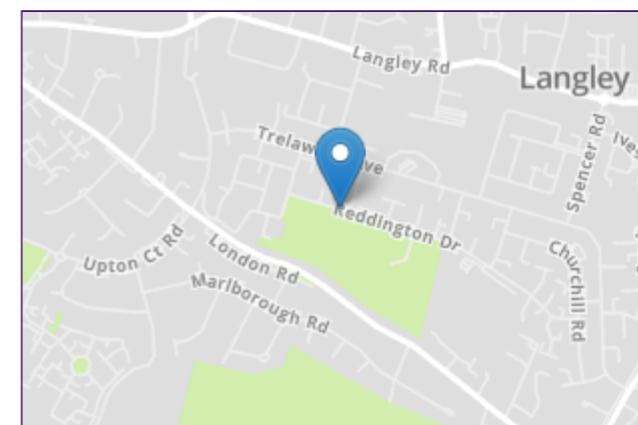
Ditton Park Academy  
0.7 miles away

St Bernard's Catholic Grammar School  
0.7 miles away

Upton Court Grammar School  
0.9 miles away

### Council Tax

Band C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	74	82
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	