

Scholars Walk, Langley, Berkshire, SL3 8LY

OIEO £280,000

Leasehold

b simmons

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Tucked away in a cul-de-sac development and within walking distance of Langley's array of local amenities, this ground floor purpose built flat offers contemporary, well proportioned accommodation and has French doors giving direct access to well maintained communal gardens .

The property has undergone refurbishment by it's current owner to include a new contemporary bathroom, there is a modern fitted kitchen, a 16'3 bay fronted living room and two double bedrooms. The flat has it's own security entry phone system, is double glazed and has electric 'Dimplex' storage heating. From the second bedroom there are French doors giving access to a private patio area leading onto well maintained communal gardens. Outside there is a private car park for residents and this property has two parking permits providing allocated parking for two cars. Located within walking distance of Langley railway station and Elizabeth line, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Property Information: Lease Remaining: Approx. 103 years

Ground Rent: Approx. £375.00 PA

Maintenance Charges: Approx. £2500.00 PA

Council Tax Band: C / EPC Rating: C

(all to be verified by a solicitor)

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Please contact the office to arrange a **FREE** property valuation on **01753 545555**

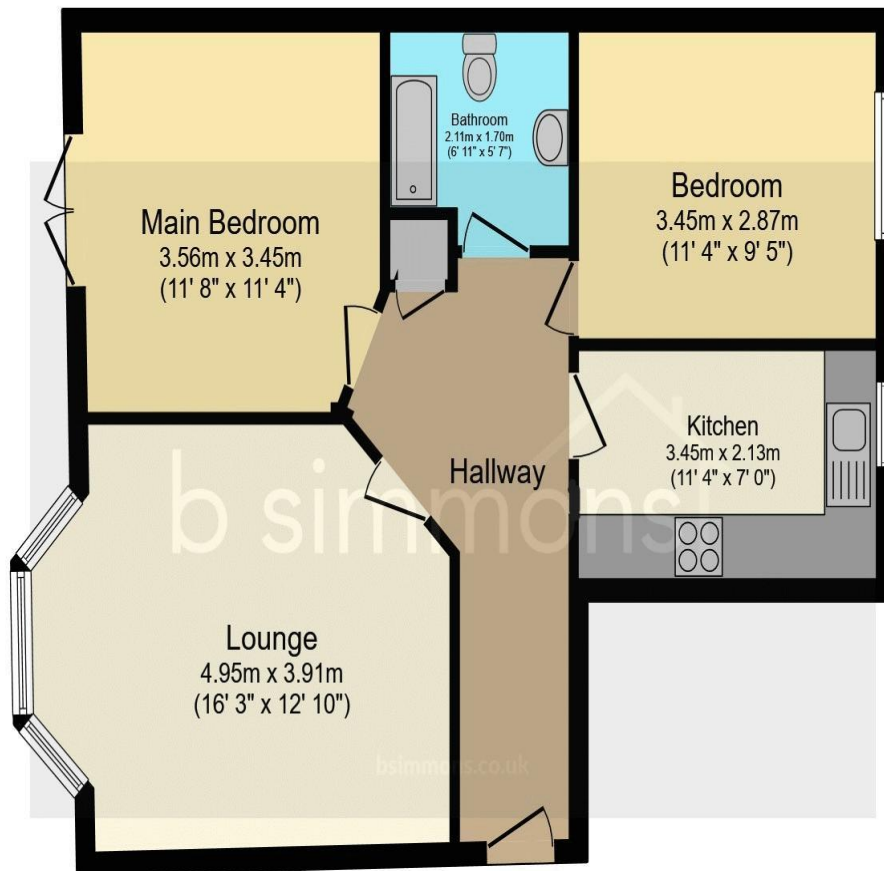


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## Floor Plan

Floor area 61.9 sq.m. (667 sq.ft.)

TOTAL: 61.9 sq.m. (667 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.