

Hadley Court, Coleridge Crescent, Colnbrook, Berkshire, SL3 0PL

Offers in the region of £290,000

Leasehold

**b simmons**

T: 01753 545 555 [bsimmons.co.uk](http://bsimmons.co.uk)



Tucked away along a private walkway in the scenic 15th Century village of Colnbrook, B Simmons are delighted to present to the market this split level maisonette which would make an ideal First Time Buy or Buy to Let Investment. The property is well presented and benefits from having it's own garage and off street parking.

The size of the property is equivalent to a house being set over split levels and offers spacious light and airy accommodation. As you enter through your private front door stairs lead to the first floor landing with doors to; and 'L' shaped sitting/dining room and a modern fitted kitchen. On the second floor there are two double bedrooms and a contemporary family bathroom fitted with a white three piece suite and shower over the bath. Outside the property has access and use of large communal gardens which to the centre of the development in front of this maisonette. There is also an allocated garage just a short walk from this home with off street parking to the front for one car.

Colnbrook is a popular and scenic medieval village located between Langley and the Heathrow area, and so provides easy access to both Heathrow and Slough's fantastic commuting links such as Crossrail / Elizabeth Line stations, easy vehicular access to M4, M25 and M40. There are a plethora of local schools and this property falls within the catchment for the grammar schools found in Langley village.

Property Information: Lease Remaining: Approx. 120 Years  
Ground Rent: Approx. £250.00 PA  
Maintenance Charges: Approx. £0.00  
Buildings Insurance: Approx. £600.00 PA  
Council Tax Band: C / EPC Rating: C  
(all to be verified by a solicitor)

Hadley Court, Coleridge Crescent, Colnbrook, Berkshire, SL3 0PL



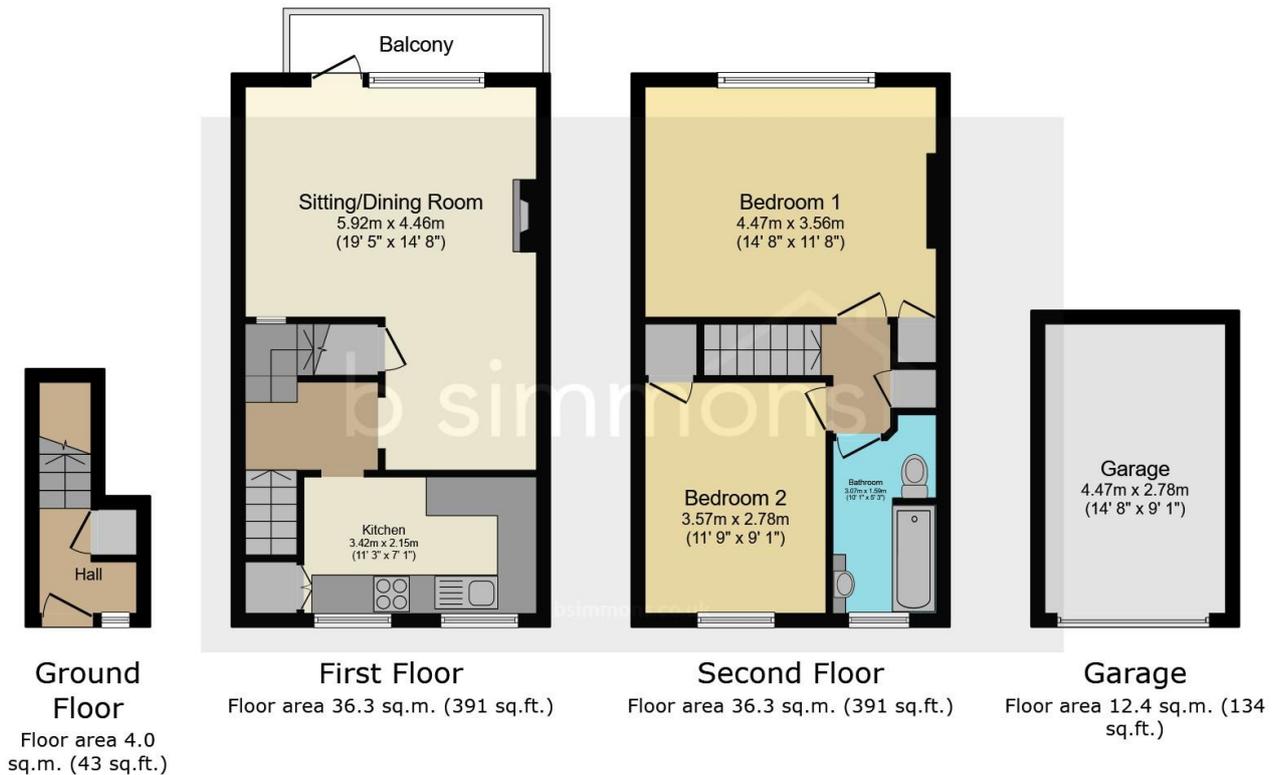
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Hadley Court, Coleridge Crescent, Colnbrook, Berkshire, SL3 0PL



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

# Hadley Court, Coleridge Crescent, Colnbrook, Berkshire, SL3 0PL



Total floor area: 89.0 sq.m. (959 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)

**No fee mortgage brokerage service**

As a member of The Guild of Property Professionals, B. Simmons & Sons have access to L&C Mortgage Services.

- No FEE advice from the whole of the market
- Arrangement via phone, post and email
- Award winning service
- Best Buy deals updated daily
- Service available 7 days a week 9:00am - 8:00pm
- Mon - Thurs, 9:00am - 5:30pm
- Fri - Sat, 10:00am - 4:00pm

Call them now  
**t:0800 0731945**  
for your free personalised quote

YOUR HOME OR PROPERTY MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE. The FSA does not regulate this type of mortgage. The Guild of Property Professionals Mortgage Services is authorised by London & County plc (L&C) 23, Boscawen Street, Bristol, BS2 0AN which is authorised and regulated by the Financial Services Authority. (FSA number: 100000)

b simmons | THE GUILD PROPERTY PROFESSIONALS | L&C

b simmons

T: 01753 545555 E: [langley@bsimmons.co.uk](mailto:langley@bsimmons.co.uk)

## MONEY LAUNDERING REGULATIONS 2003

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.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

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.