

Harrogate Court, Langley, Berkshire, SL3 8JR

£265,000

Leasehold

b simmons

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



Tucked away in this cul-de-sac and conveniently located for Langley's local shops, transport links and excellent schools, B Simmons are delighted to present to the market this split level purpose built maisonette offered with no onward chain.

As you enter through the front door you walk into a private entrance with stairs leading to the first floor. On the first floor there is a spacious living room which is located to the rear of the property and offers pleasant views over parkland and opens out on to a private balcony. There is a kitchen/diner fitted with a range of matching wall and base units, roll top worksurfaces with two built in storage cupboards. On the second floor there are two double bedrooms both having built in cupboards and there is a separate family bathroom fitted with a white three piece suite and a shower over the bath. Outside there are well maintained communal gardens to the rear with washing lines for residents use. To the front the communal gardens are laid to lawn with a pathway leading to the front door. There is on street parking for the residents in the cul-de-sac just to the front of the block.

Harrogate Court is located in a cul-de-sac development and within approximately 1 mile of Langley railway / Elizabeth line station, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. There is easy vehicular access for Heathrow, the M4, M25 and M40.

Property Information: Lease Remaining: Approx. 956 Years

Ground Rent: £200.00 PA

Maintenance Charges: Approx. £1207.00 PA

Council Tax Band: B / EPC Rating: D

(all to be verified by a solicitor)

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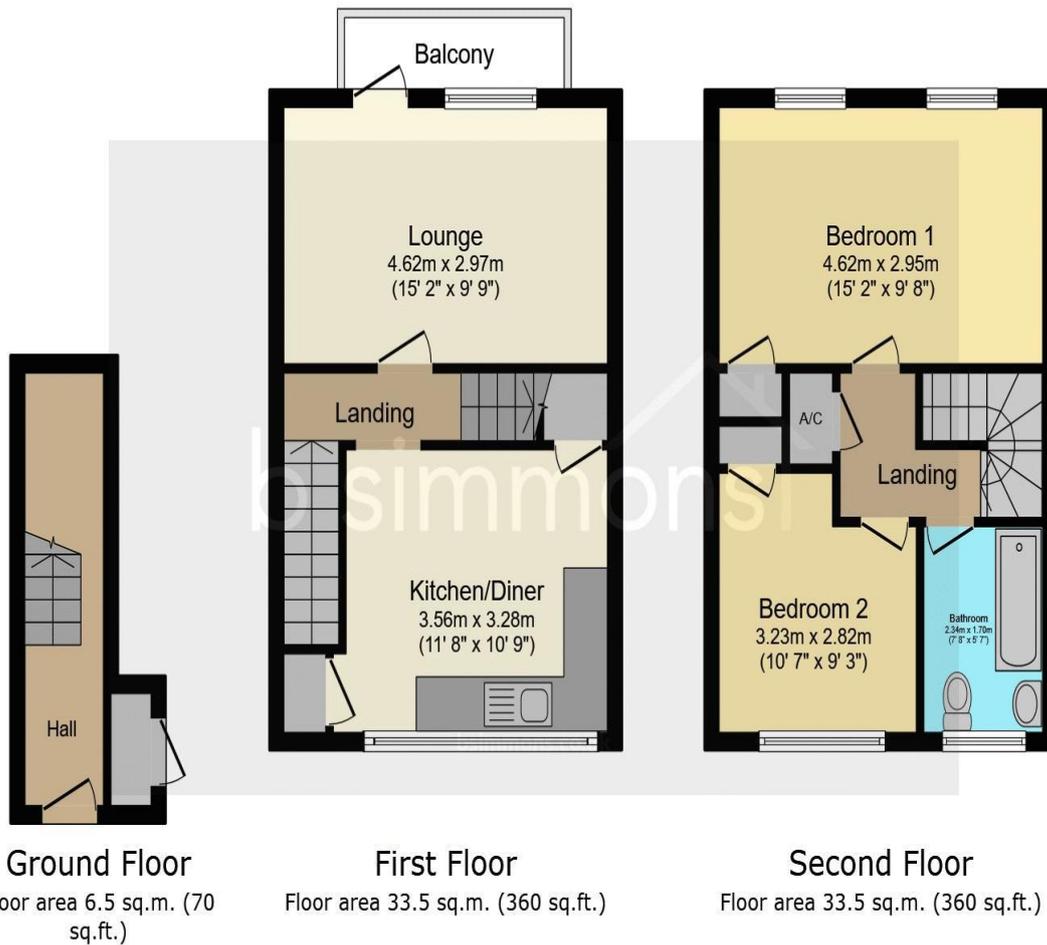
Please contact the office to arrange a **FREE** property valuation on **01753 545555**

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Total floor area: 73.5 sq.m. (791 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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## 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.