



Tucked away in this modern development, and offering contemporary living, B Simmons are delighted to present to the market this spacious second floor purpose built apartment with its own private balcony. An ideal First Time Buy or Buy to Let Investment, an internal viewing is highly recommended.

As you enter through the front door you walk into a hallway with a large built-in storage cupboard and adjoining doors to; a contemporary bathroom fitted with a white three piece suite, a mains shower over the bath and a shower screen. There is a dual aspect double bedroom and a spacious living/dining room with French doors out to a private balcony. The kitchen which is located just off of the living room is fitted with a range of matching wall and base units, roll top worksurfaces over and some integrated appliances. Outside, surrounding the apartment, there are well maintained communal grounds and a residents car park with an allocated space for one car, as well as further visitor spaces.

The property is located within walking distance of a Sainsbury's superstore and other local shops, good bus links giving easy access to Slough/Langley railway/ Elizabeth Line stations, schooling for all ages, and Slough town centre.

Property Information: Lease Remaining: Approx. 116 Years
Ground Rent: Approx. £10.00 PA
Maintenance Charges: Approx. £1800.00 PA
Council Tax Band: C / EPC Rating: B
(all to be verified by a solicitor)



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

Pennymans Court, Denton Way, Langley, Berkshire, SL3 7DT



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Floor Plan

Floor area 44.8 sq.m. (482 sq.ft.)

Total floor area: 44.8 sq.m. (482 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

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

OUR HOME OFFICE PROPERTY VALUATION IS NOT REPOSESSIBLE IF YOU DO NOT FOLLOW OUR REQUIREMENTS ON YOUR MORTGAGE
This FSA does not regulate most ways to finance property. The Guild of Property Professionals Mortgage Services is provided by L&C Mortgages. Mortgages Ltd. Based in Bletchley, Milton Keynes, MK8 1PA. MK8 1PA. Mortgages Ltd. is registered in the
Companies House under number 05101446. VAT number 14000 163002

Call them now
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T: 01753 545555 E: 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.