



Located just 200 yards from Langley railway and Elizabeth line station is this immaculately presented and spacious one-bedrommed top floor apartment, offered to the market with 119 years left on the current lease.

Comprising a bright and spacious living room which comfortably fits a large corner sofa, side unit and 4-seater table, a good-sized modern kitchen with space for white goods, and a contemporary and stylish three-piece bathroom. The property is completed by the large bedroom with ample space for multiple wardrobes and units.

The property is located on the top floor of the block, and subsequently benefits from the addition of a loft which is both boarded and has a built-in access ladder which provides substantial amounts of storage, whilst there is also a large cupboard in the entrance hallway for further storage. Furthermore, there is one allocated parking space along with ample visitor and on-street parking available nearby.

The property is superbly located just across the road from Langley railway and Elizabeth line station, making this the ideal purchase for first time buyers, regular commuters to central London and investors. There is a wide selection of local shops, services and amenities found just on from the station along Langley High Street. Walking distance to local primary, secondary and grammar schools. Easy vehicular access to Heathrow Airport, M4, M25 and M40.

Council Tax Band: C / EPC Rating: TBC

Tenure: Leasehold

Lease Remaining: 119 Years (125 Years from 2017)

Service Charge: ~ £1200 Per Annum

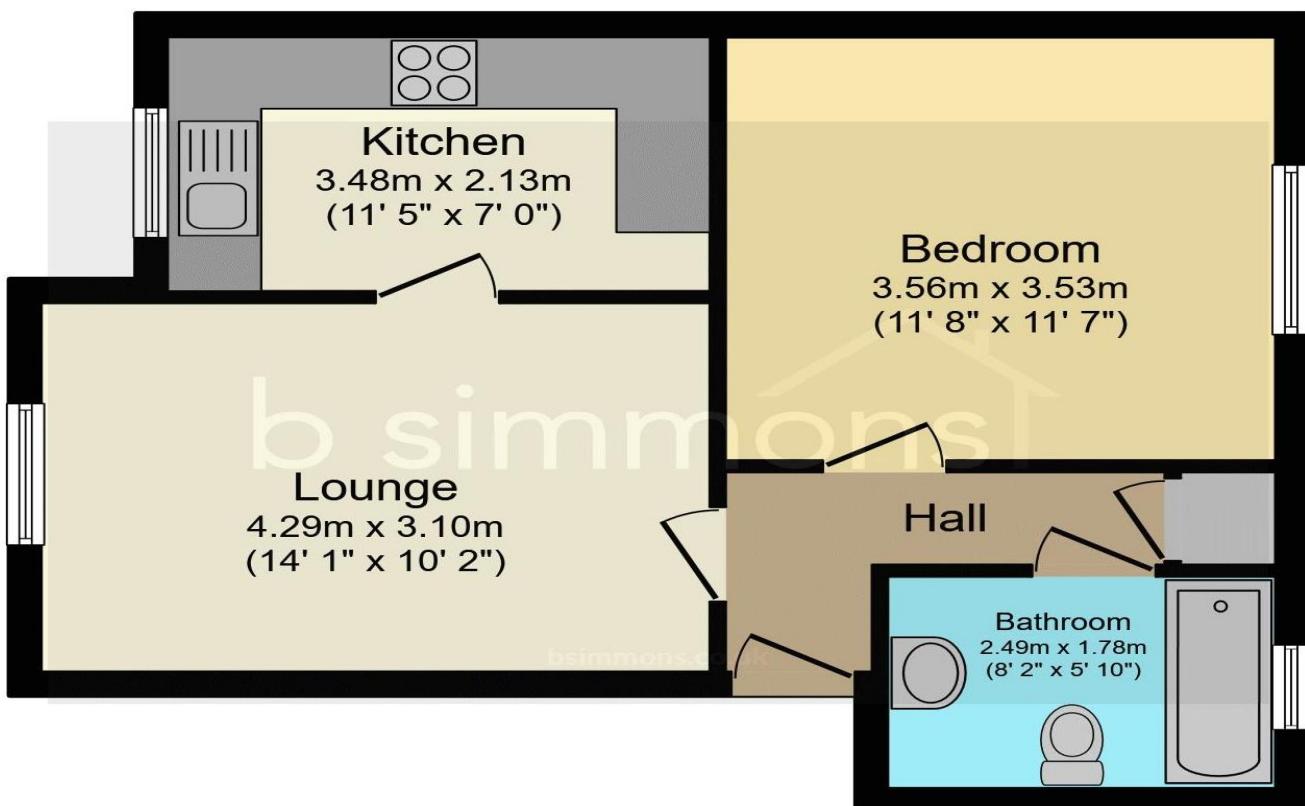
Ground Rent: Nil

NB: All leasehold information must be verified by your solicitor

Scholars Walk, Langley, Slough, Berkshire, SL3 8LZ



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



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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.