

Guide price £245,000

Langhams presents to the market this two bedroom first floor apartment. The bedrooms offer space and ample storage, the living area has access to a large balcony. The fitted kitchen is has plenty of storage and a connection for a gas cooker. The bathroom is a 3 piece suite which includes an electric power shower. This property is conveniently located in front of Langley Grammar school as well as Kidderminster Park and many local shops with walking distance. Further benefits include street parking, communal gardens and a cul-de-sac location. This property has a EPC rating of C, fully double glazed and benefits from gas central heating throughout. Service charge: £824.00 pa approx. Ground rent £10.00 pa Approx years on lease remaining: 103 years



Opposite Langley Grammer

Double glazing

Cul-de-sac location

Gas central heating

Balcony

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 **PRS** Property Redress Scheme

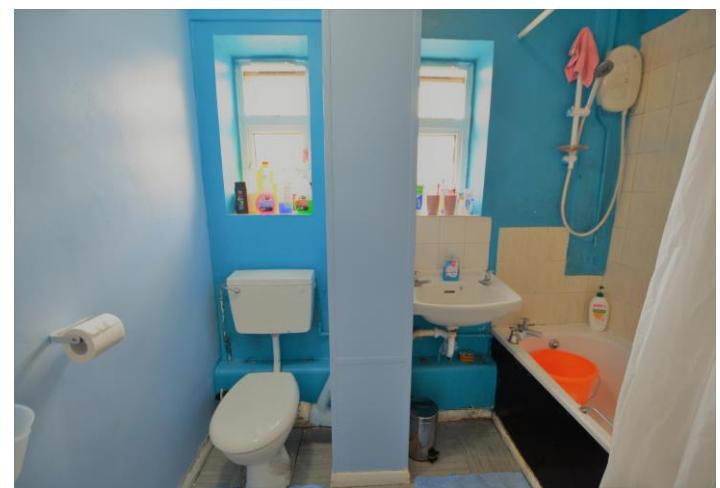
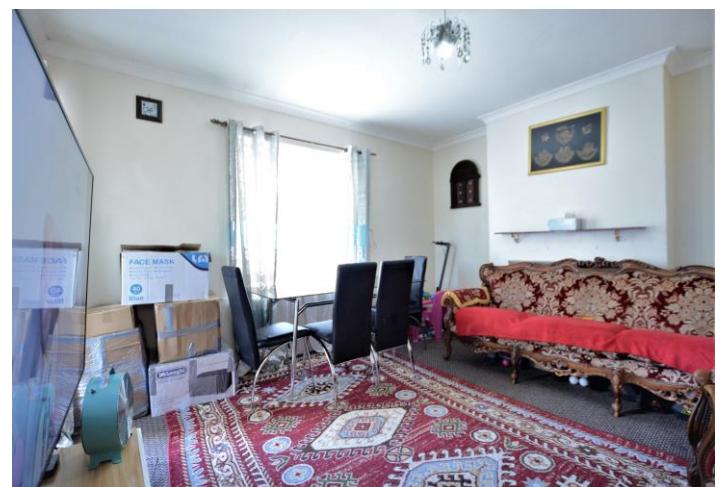
Langhams Estate Agents

52 High Street Slough Berkshire SL1 1EL

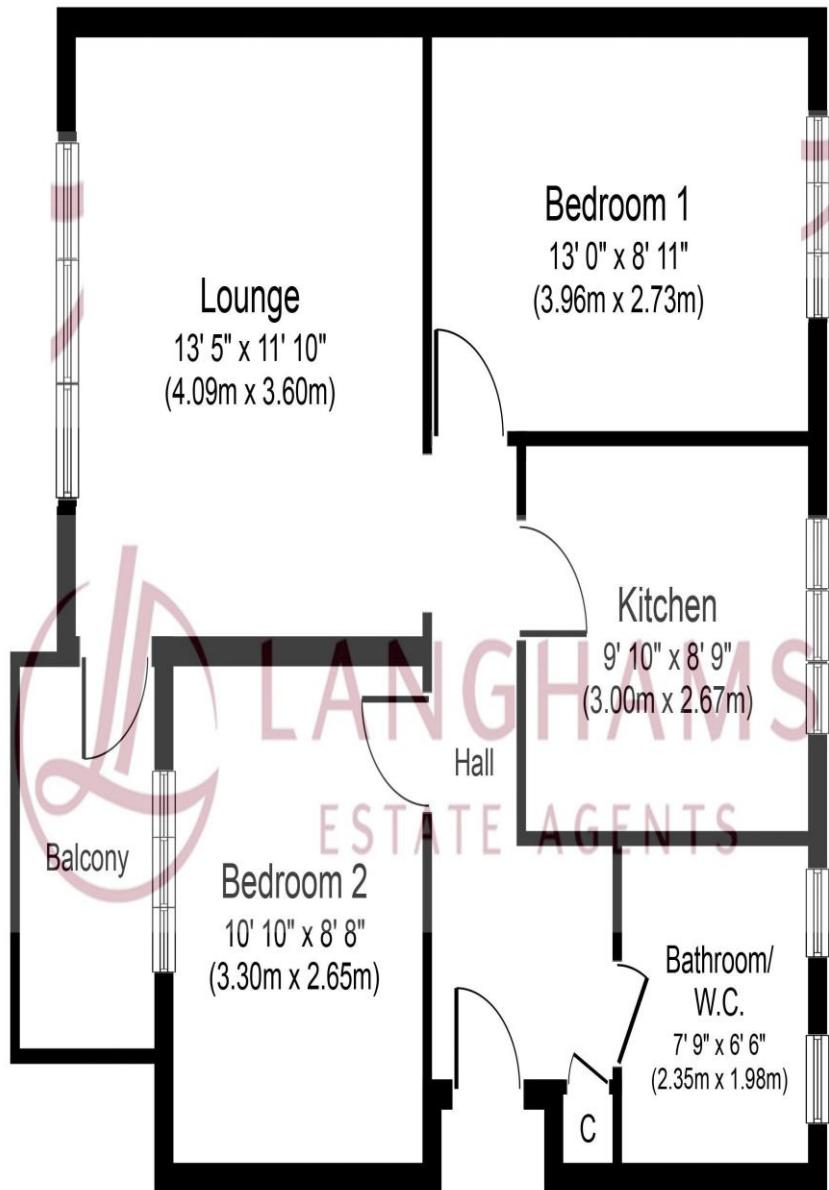
t: 01753 550775 e: info@langhamsproperty.com www.langhamsproperty.com

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ACCOMMODATION







Approximate Floor Area

591 sq. ft.

(54.9 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.

The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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To view this property please contact Langhams Estate Agents

Tel: 01753 550 775

Email: sales@langhamsproperty.com

Tenure: Leasehold

Council Tax Band: B

EPC Rating: C

Property Ref: LEA02964

Energy performance certificate (EPC)

4, Darrell Close
SLOUGH
SL3 7QN

Energy rating

C

Valid until:

1 July 2029

Certificate number: 8171-6723-6990 -8472-8906

Property type

Mid-floor flat

Total floor area

56 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is C. It has the potential to be C.

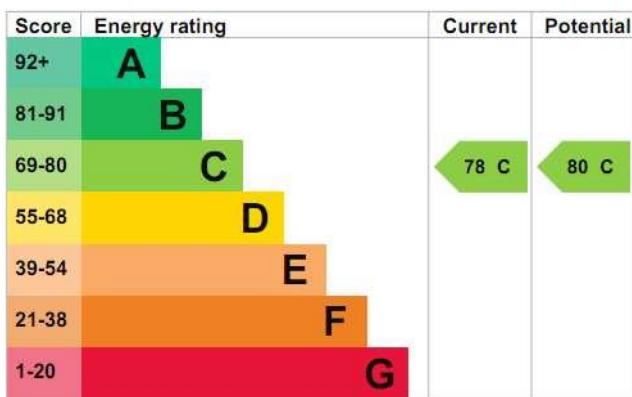
[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60



All negotiations for this purchase must be made through Langhams Estate Agents.

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 Langhams Estate Agents 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, and it is in the buyers interest to check the working condition of any appliances. References to the Tenure of a Property are based on information supplied by the Seller. Langhams Estate Agents 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 do not constitute part or all of an offer or contract. Any measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. No employee or partner of Langhams Estate Agents has authority to make or give any representation or warranty in relation to the property.