

Bridgewater Court, Common Road, Langley, Berkshire, SL3 8JX

£210,000
Leasehold

b simmons

T: 01753 545 555 bsimmons.co.uk



An ideal first time buy or buy to let investment and within walking distance of Langley High Street and railway / Elizabeth Line station, B Simmons are pleased to present to the market this well presented ground floor purpose built flat offered with no onward chain.

The property has undergone refurbishment by its current owner. As you enter the flat you walk into an entrance hallway with adjoining doors leading through to a double bedroom with a built in double wardrobe, a 19'2 lounge/diner with patio doors out to communal gardens, a modern fitted kitchen and a contemporary bathroom with an electric shower over the bath. Outside there are communal gardens predominantly laid to lawn with a variety of mature shrub borders, a residents car park with allocated parking and ample visitors spaces.

Located in a cul-de-sac development and within walking distance of Langley railway / Elizabeth line station, local shops and falls within catchment for most of Langley's popular primary, secondary and grammar schools. Easy vehicular access for Heathrow, M4, M25 and M40.

Property Information: Lease Remaining: Approx. 154 Years
Ground Rent: Approx. £70.00 PA
Maintenance Charges: Approx. £115.00 PCM
Council Tax Band: B / EPC Rating: E
(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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Floor Plan

Floor area 43.9 m² (473 sq.ft.)

TOTAL: 43.9 m² (473 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

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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.