Kenyon Way, Langley, Berkshire, SL3 8ES

OEIO £250,000
Leasehold

b simmons
T: 01753 545 555 bsimmons.co.uk



Situated within walking distance of Langley town centre amenities, B Simmons are delighted to present to the market this first floor luxury purpose built apartment offered with no onward chain. The property is presented in immaculate order throughout and offers spacious, contemporary living. There is a security entry phone system to the apartments and allocated off road parking. As you walk through the front door there is a light and airy entrance hallway with two built in cupboards, one housing the gas combination boiler and the other space and plumbing for a washing machine. The living room is spacious with double glazed French doors out to a Juliet balcony and a modern fitted kitchen incorporated to one corner with integrated appliances. There is a double bedroom with a recess for wardrobes and additional bedroom furniture. The contemporary bathroom is fitted with a matching three piece white suite with a mains shower over the bath and a shower screen. Externally, the estate is well-maintained and the property comes with one allocated parking space, with ample on-street parking for visitors.
The property is located just 200 yards from Langley High Street, and a further 200 yards to Langley Railway / Elizabeth line station, making this the perfect modern flat for those looking to commute, or move away from the city.

Property Information: Lease Remaining: Approx. 991 years
Ground Rent: Approx. £200.00 PA.
Maintenance Charge: Approx. £1181.32 PA
Council Tax Band: B / EPC Rating: B
(all to be verified by a solicitor)

Kenyon Way, Langley, Berkshire, SL3 8ES













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

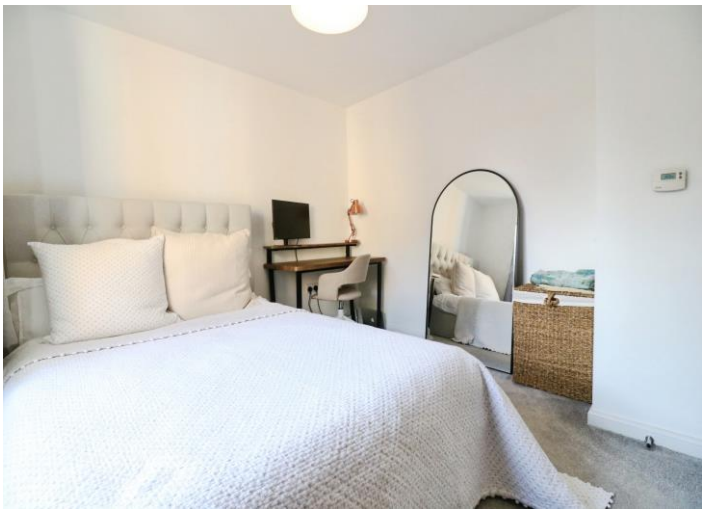
Kenyon Way, Langley, Berkshire, SL3 8ES







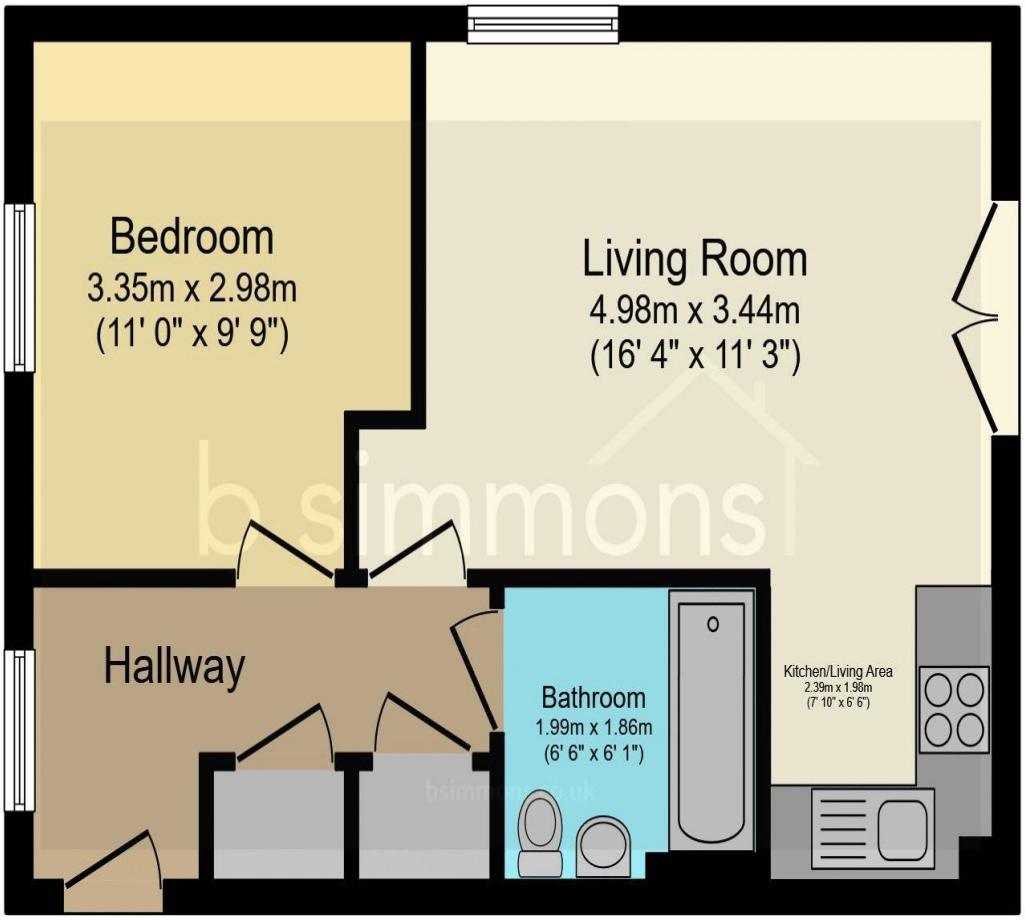






Please contact the office to arrange a **FREE** property valuation on **01753 545555**

Kenyon Way, Langley, Berkshire, SL3 8ES



Floor Plan

Total floor area 40.0 sq.m. (431 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



b simmons

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.