



Maplin Park, Langley

£298,000 Leasehold



BEAUTIFULLY PRESENTED 2 BEDROOM DUPLEX MAISONNETTE



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Beautifully presented two bedroom duplex maisonette located within a quiet cul de sac in highly sought after Maplin Park Development and within walking distance of the Town Centre.

The property is set over the first and second floors and benefits from a large open plan kitchen lounge including a lounge/dining area of over 18ft, a modern fitted kitchen with integrated appliances and well proportioned bedroom to the first floor with built in wardrobe.

To the second floor is the most delightful 16 ft master bedroom with skylight windows allowing light to flood in, storage cupboards and large family bathroom.

Externally there is allocated parking for one car in addition to visitor spaces. There are communal gardens to the front and side.

TENURE

The property boasts a lease of approx. 120 years with a ground rent of just £200 p.a and service charge of approx. £672.42 p.a. The lease is 125 years from September 2016.

LOCATION

Located in the highly sought after Maplin Park Development, the property is well located for access to the M4, M25, and Heathrow Airport and within easy reach of nearby to Langley High Street and Train Station (future Crossrail).

Nearest		stations:
Langley	(0.4	miles)
Iver	(1.1	miles)
Datchet	(2.5	miles)

Schools  
Parlaunt Park Primary Academy, 0.1 miles away State school



- ❖ Immaculately Presented Duplex Maisone
- ❖ Open Plan Kitchen Lounge With 18ft Livi
- ❖ Parking & Visitor Parking
- ❖ Popular Maplin Park Development - Walk
- ❖ 120 Years On Lease, £200 p.a Ground Re
- ❖ EPC Rating : D
- ❖ Two Bedrooms- Master Bedroom Over 16
- ❖ Family Bathroom With Bath, Shower &
- ❖ Easy Access To M4 & M25 Motorway Link
- ❖ Modern Fully Fitted Kitchen With Integra
- ❖ Council Tax D - £1855 p.a

Hall Primary Academy,	0.5 miles away	State school
Marish Primary School,	0.6 miles away	State school
Foxborough Primary School	0.8 miles away	State school
The Langley Academy:	0.9 miles away	State school
Langley Grammar School:	1 mile away	State school
St Bernard's Catholic Grammar School:	1.8 miles away	State school

COUNCIL				TAX
Band	D	-	£1855	pa

EPC	-	C
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VIEWINGS

Please contact Homesearch for viewings 0208 560 0125





















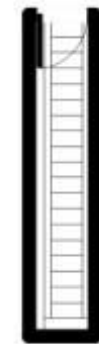








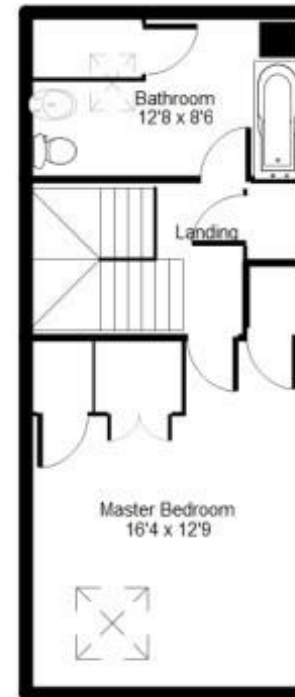




Ground Floor



First Floor



Second Floor

TOTAL APPROX FLOOR AREA 801 SQ. FT (74.5 SQ M)

Maplin Park, SL3

This Floorplan is for illustration purposes only and is not drawn to scale  
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# Energy Performance Certificate

Certificate Number : 9318-6052-7292-5168-4914

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77	77
55-68	D		
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/9318-6052-7292-5168-4914>



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