

The **Frost** Partnership

Langley Sales: T: 01753 583999 E: langley@frostweb.co.uk

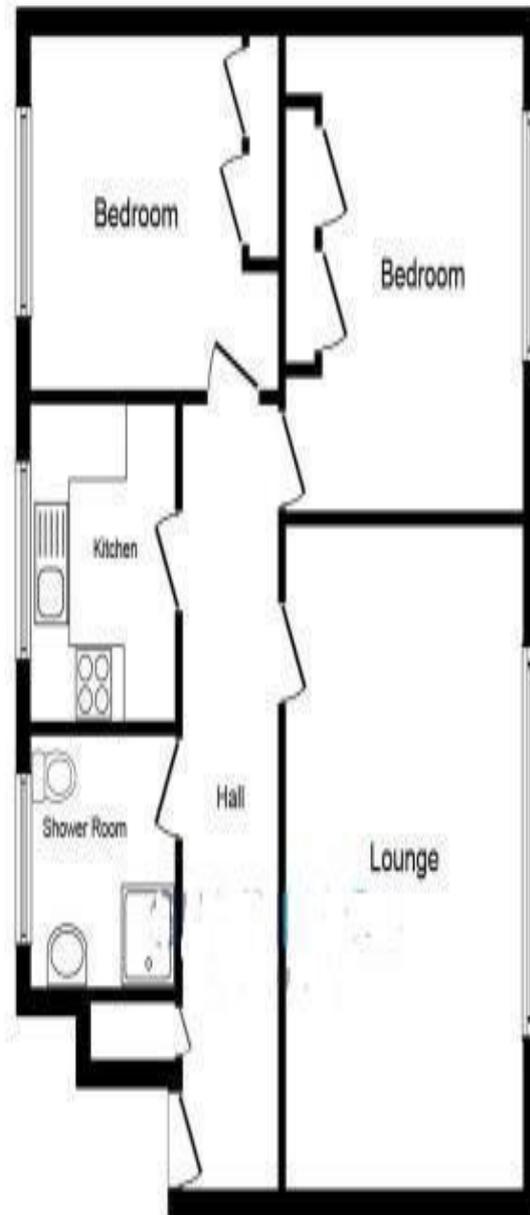
13 Haynes Close, Langley, Berkshire, SL3 8NA

£260,000 Leasehold



- Ground floor apartment
- 2 double bedrooms
- 16' lounge

- Gas central heating system
- Garage in block
- Long lease - no ground rent



Floor Plan

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

Property Description

Haynes Close is a small cul-de-sac off the London Road, therefore, close to bus routes and M4 motorway network. The flats are adjacent to Langley Grammar and Holy Family schools. Number 13 is at the rear of the block with the lounge enjoying an outlook over the communal garden.

The accommodation comprises (all measurements approximate) :-

Ground Floor

Large Entrance Hall 15'0 (4.57m) x 3'5 (1.04m)

Lounge 16'2 (4.93m) x 12' (3.66m)

Radiator, double glazed window, pleasant rear aspect looking onto the communal gardens.

Kitchen 9'9 (2.97m) x 8'8 (2.64m)

Range of work surfaces incorporating gas hob and single drainer sink unit, built in oven, storage cupboards with appliance space below, range of wall cupboards, plumbing for washing machine.

Bedroom 1 12'0 (3.66m) x 10'9 (3.28m)

Radiator, double glazed window, built in cupboard.

Bedroom 2 12'5 (3.78m) x 8' (2.44m)

Radiator, double glazed window, built in cupboard.

Shower Room

Large shower cubicle, basin, low level w.c., heated towel rail, tiled walls. tiled floor.

Outside

The flats are set well back from the London Road. Number 13 is at the rear of the property and enjoys overlooking the mature communal garden.

Garage is in the block with up and over door with shelving.

Tenure

We are advised by the vendor the lease is approximately 177 years unexpired with no ground rent. There is a variable service charge of, at present, £116.77 per month.

EPC Rating: C

Council Tax Band: B

VIEWING

Via The Frost Partnership, Clayton Parade, High Street, Berkshire

Telephone: 01753 583999 Email: langley@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.