



459 MP

Must be seen

Guide Price £185,000 Share of Freehold

Description

One Bedroom Apartment | Share of Freehold | 963-Year Lease | Excellent Renovation Opportunity

Offered to the market with a share of the freehold and an impressive 963-year lease, this one bedroom apartment presents an exceptional opportunity for first-time buyers, investors, or anyone looking to modernise a property to their own taste.

Situated within the popular Maplin Park development in Langley, the apartment requires updating throughout but offers excellent potential to create a stylish home while adding significant value. The accommodation comprises a spacious living room with open plan kitchen, generous double bedroom with built-in storage, and a bathroom. The property has loft access as its located on the 2nd floor.

One of the property's standout features is its outstanding tenure. With a 963-year lease, share of freehold, no ground rent, and a service charge of just £95 per month, the ongoing costs are exceptionally attractive compared to many leasehold properties.

Ideally located, the property is within easy reach of Langley High Street, local shops, supermarkets, schools, and leisure facilities. Langley Elizabeth Line Station provides fast and convenient services into Central London, while the M4, M25 and Heathrow Airport are all



easily accessible, making this an ideal location for commuters.

Whether you're searching for your first home, a buy-to-let investment, or your next renovation project, this apartment offers an excellent opportunity in a highly convenient location.

Key Features

- 🏠 One bedroom apartment
- 🔧 In need of modernisation throughout
- 🗝️ Share of freehold
- 📅 963-year lease
- ✖️ No ground rent
- 💷 Service charge: £95 per month
- 🛋️ Spacious living room
- 🍳 Open plan kitchen
- 🛏️ Generous double bedroom
- 🚆 Close to Langley Elizabeth Line Station
- 🚗 Excellent access to the M4, M25 and Heathrow Airport
- 📈 Fantastic opportunity to add value
- ★ Ideal for first-time buyers and investors alike
- 🅿️ Parking is allocated parking in the carpark.

Location

Maplin Park is a well-established residential development in the sought-after village of Langley. Residents enjoy easy access to local amenities, green open spaces, highly regarded schools and excellent transport links. The arrival of the Elizabeth Line has made Langley an increasingly desirable location, offering quick connections to London Paddington, the West End, the City and Canary Wharf, while Heathrow Airport is just a short drive away.

Council Tax Band: B

Tenure: Share of Freehold (963 years)

Ground Rent: £0 per year (reviewed every 0 years)
Service Charge: £95 per month
Parking options: Off Street, Residents
Electricity supply: Mains
Heating: Electric
Water supply: Mains
Sewerage: Mains

Tenure
Share of Freehold



Kitchen / Living Area

20'7" x 9'3"
6.30 x 2.82 m

Bedroom

8'3" x 7'10"
2.52 x 2.41 m

Bathroom

6'7" x 4'11"
2.01 x 1.52 m

Hallway

3'0" x 7'11"
0.93 x 2.43 m

Hallway

4'1" x 2'10"
1.25 x 0.88 m



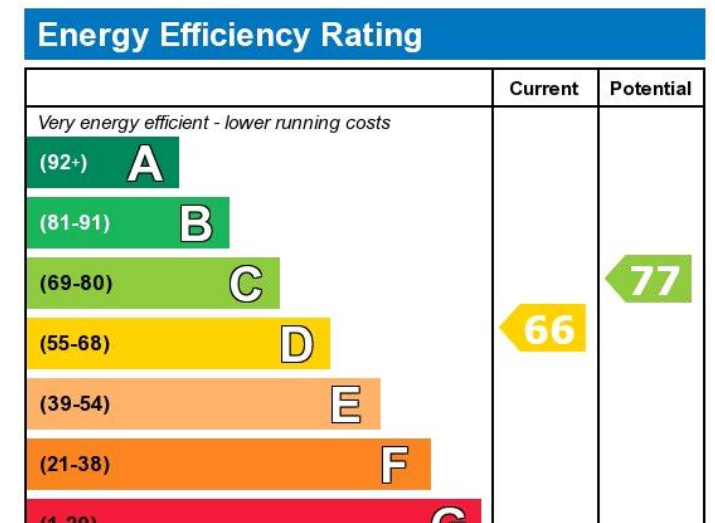
Approximate total area⁽¹⁾

347 ft²
32.2 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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