



Colnbrook, Berkshire
£210,000 *Share of Freehold*

B. S. BENNETT

INVESTMENT OPPORTUNITY. A second floor one-bedroom apartment. The property is located on a development that is well-placed for those employed at London Heathrow Airport or in one of the important local business or commercial centres. The apartment includes a good size living room/kitchen, double bedroom, bathroom, communal grounds and allocated parking space. The property also benefits from a **LONG LEASE** and a **SHARE OF FREEHOLD**. Energy rating: E

Location:

Centrally located with local amenities including a Budgens convenience store, chemist and public houses including the Ostrich Inn. Situated to the west of Heathrow with easy access to the M25 and M4 motorways. Also, handily placed for some local bus routes.

Lease & Service Charge:

The seller has advised us as follows

Length of Lease: 980 years

Service Charge: Approx. £1,100 per annum

The seller also has a Share of the Freehold.

Services:

Mains electricity, Mains water and drainage

Broadband Availability (according to ofcom.org.uk): Standard and Ultrafast Full Fibre are available.

For mobile voice and data coverage: <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Local Authority:

Slough Borough Council

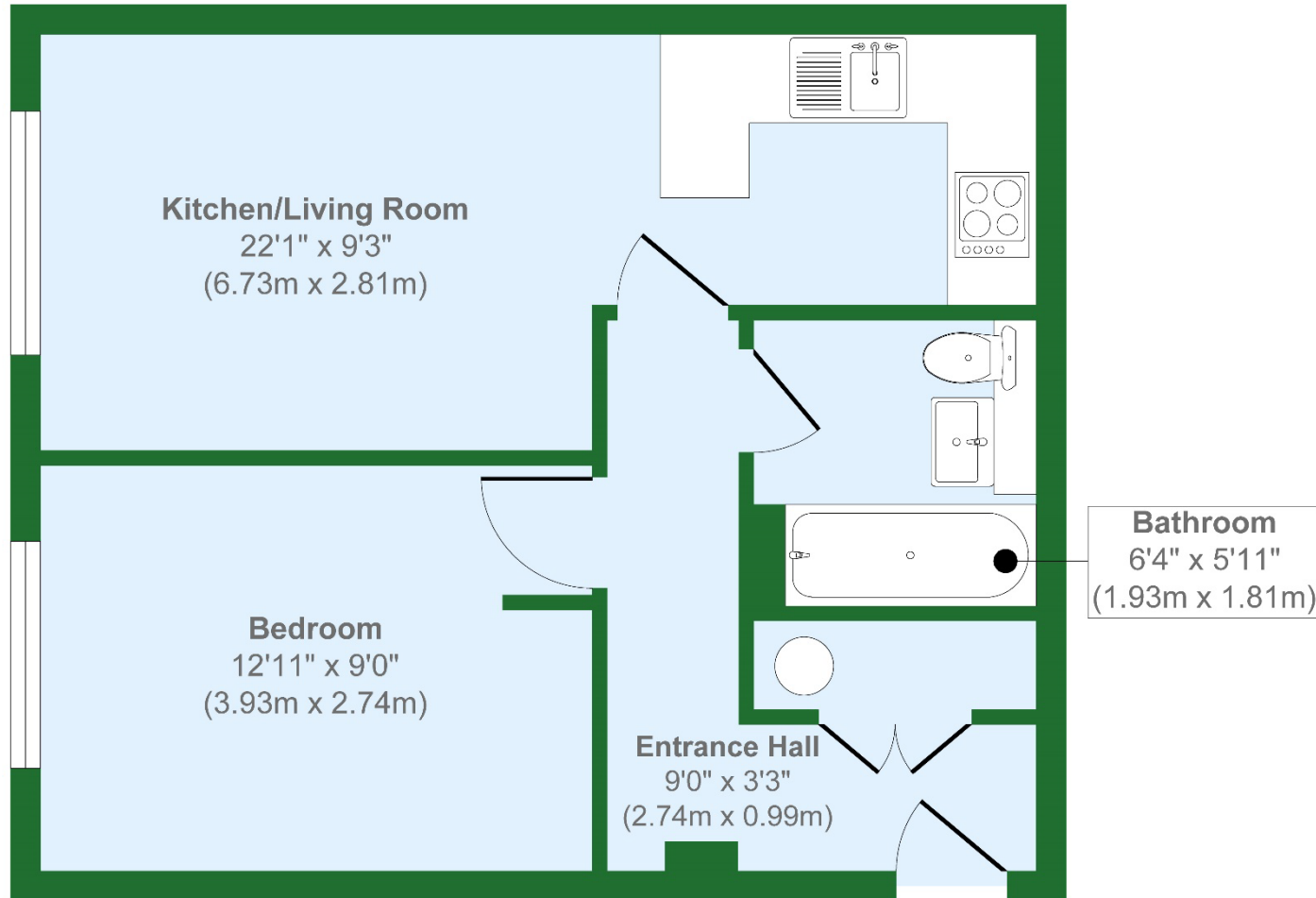
St Martins Place, 51 Bath Rd, Slough SL1 3UF

Website: www.slough.gov.uk

Council Tax:

Band: B

Payable 2024/25: £1,736.31



Floor Plan

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Please Note: We wish to inform prospective purchasers that these sales particulars are set out as a general guide. We have not carried out a detailed survey, or tested the services, appliances and specific fittings. Room sizes are approximate: they are taken between internal wall surfaces and therefore include cupboards/shelves etc. Accordingly, they should not be relied upon for carpets and furnishings. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds and kitchen equipment, whether fitted or not, are deemed removable by the seller unless specifically itemised within these particulars. Internal photographs and floor plans are intended as a guide only. Where shown details of the lease, ground rent and service charge have been provided by the seller and their accuracy cannot be guaranteed. Prospective purchasers are advised to obtain verification from their solicitor or surveyor.