



# SIMMONS & SON



**High Street, Iver, SL0 9NG**

**Price £155,000 Leasehold**

Located in the heart Iver, this one-bedroom first-floor flat on High Street presents a unique opportunity for those looking to invest in a property with potential. While the flat is in need of some work, it offers a blank canvas for buyers to create their ideal living space.

The property features a well-proportioned bedroom, providing a comfortable retreat, and a bathroom that is ready for your personal touch. The layout is functional, making it easy to envision how to maximise the space to suit your lifestyle.

Situated in a vibrant area, the flat benefits from being close to local amenities, including shops, cafes, and transport links, ensuring that everything you need is within easy reach. The surrounding community is welcoming, making it an ideal location for first-time buyers or those looking to downsize.

This property is perfect for individuals or couples who are willing to invest time and effort into transforming it into a delightful home. With its prime location and potential for improvement, this flat is a fantastic opportunity not to be missed. Whether you are looking to make it your own or seeking a promising investment, this property on High Street in Iver is worth considering.

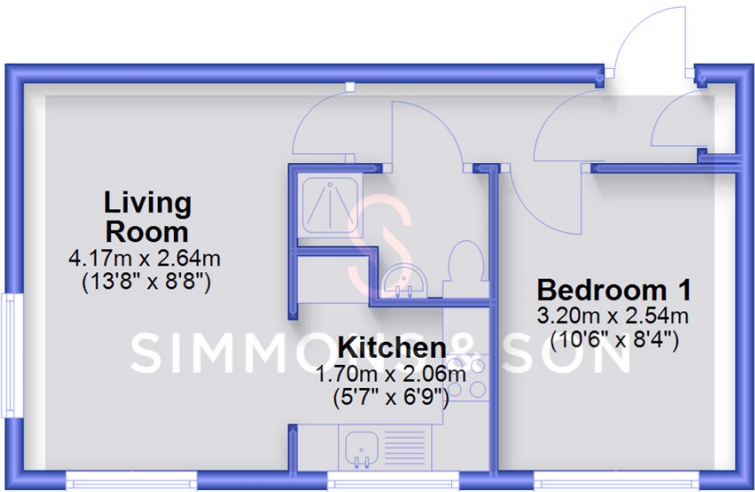




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First Floor



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of a valuation or for any legal purpose.  
Plan produced using PlanUp.

- 1 Bedroom Flat
- Iver High Street
- First Floor
- Service Charge -
- Double Bedroom
- Ground Rent -
- In Need To Work
- EPC- D
- Electric Heating
- Council Tax- C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

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