



Heron Drive, Langley, SL3 8FA
Guide Price £255,000

DBK
ESTATE AGENTS



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Located in a modern new-build development in a sought-after area, this stylish ground-floor apartment offers contemporary living with excellent amenities.

The property features a well-proportioned bedroom, a spacious open-plan living area, and a chic kitchen fitted with integrated appliances. The reception and dining room provide a versatile space for relaxation and entertaining, while the stylish family bathroom suite adds a touch of luxury.

Additional benefits include ample storage, a secure entry system, and allocated parking for convenience. Residents can also enjoy beautifully maintained communal gardens, creating a peaceful outdoor retreat. With a long lease of 119 years, this apartment presents an excellent opportunity for first-time buyers, professionals, or investors seeking a well-connected and modern home.

Langley is a well-connected and sought-after suburb of Slough, offering a blend of suburban charm and modern convenience. With excellent transport links, including Langley Station providing direct services to London Paddington and access to the Elizabeth Line, the area is ideal for commuters. The M4 and M25 motorways are also within easy reach, offering convenient road connections. The area boasts highly regarded schools, including Langley Grammar School, making it a popular choice for families.

Key Features

- **Modern New Build Development**
 - Sought After Location
 - Ground Floor Apartment
 - One Bedrooms
 - Open Plan Living
- **Chic Kitchen with Integrated Appliances**
 - Reception/ Dining Room
 - Stylish Family Bathroom Suite
- **119 Years Lease + Storage + Secure Entry System**
- **Allocated Parking + Communal Gardens**



Lease

119 years remaining

Service Charge

Approx. £2,000.00 per annum

Ground Rent

£250.00 per annum

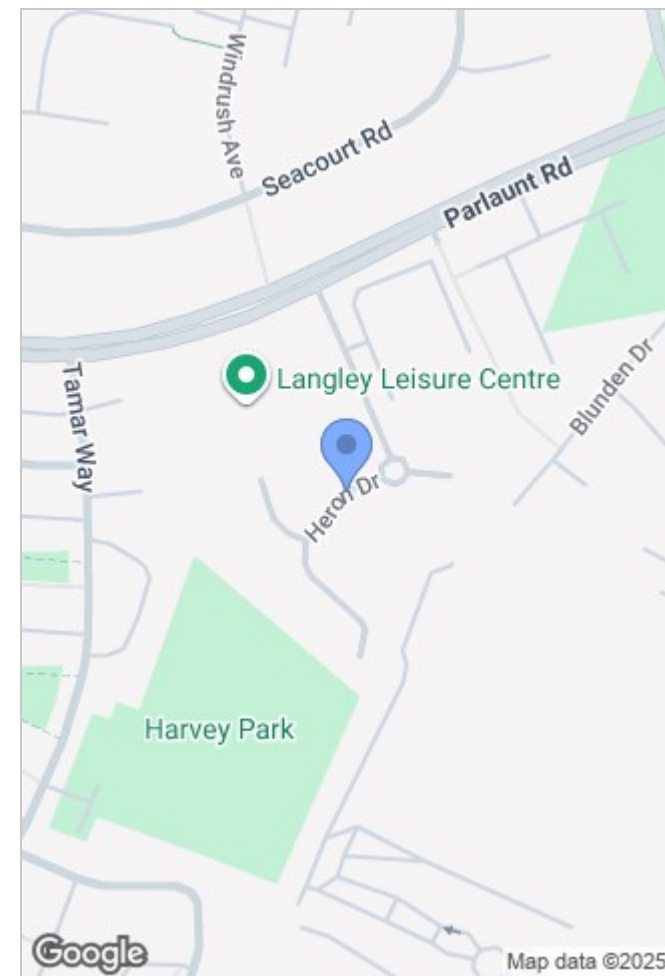
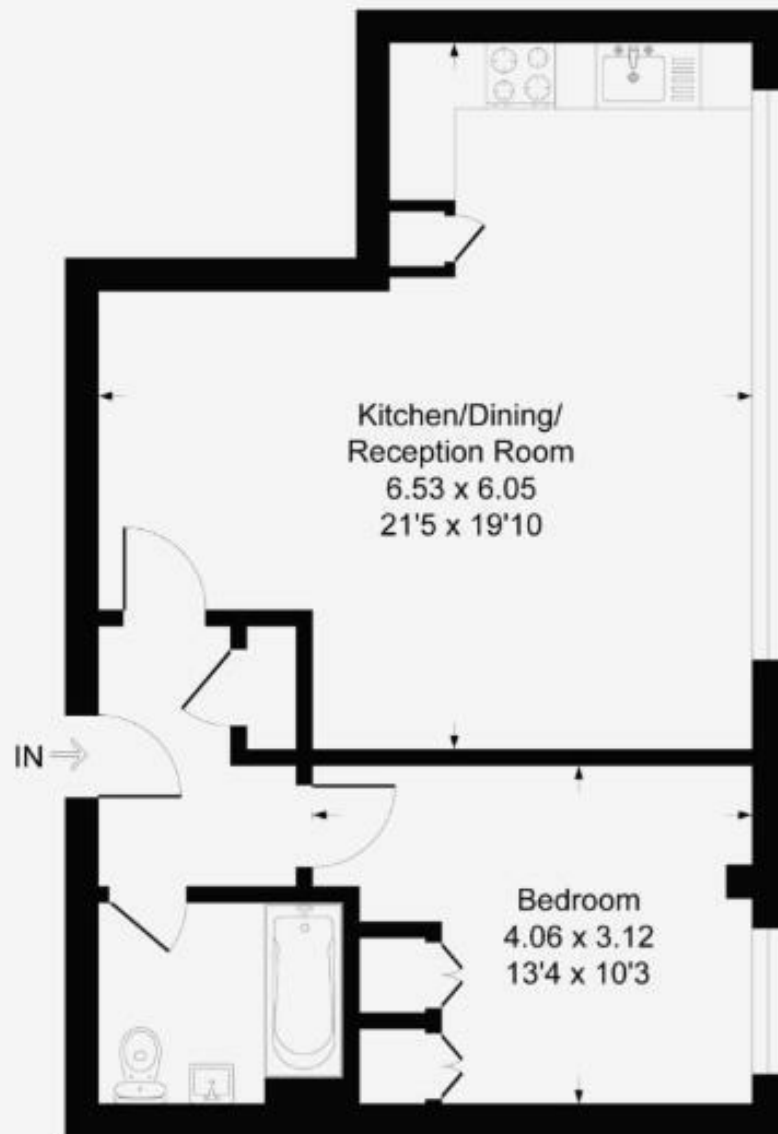
Parking

One allocated space



Hurricane Court SL3

Approximate Gross Internal Floor Area = 53.09 sq m / 571 sq ft



| 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 ₂) Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |

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