



Connells

Adelphi Gardens
Slough



Property Description

Two bedroom first floor purpose built maisonette in a cul-de-sac location with no chain. It benefits from 15ft living room, gas central heating, double glazed windows and private garden. Slough High Street and mainline railway station is within walking distance.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and

conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Ground Floor

Door to:-

Entrance Hall

Stairs to first floor.

First Floor Landing

Lounge

15' 11 x 11' 1" (4.57m 11 x 3.38m)

Front aspect, radiator, TV point, telephone point, stairs to loft room.

Kitchen

9' 9" 6 x 6' 10" (2.97m 6 x 2.08m)

Rear aspect, single drainer sink unit with cupboards under, wall & base units, gas cooker point, plumbing for washing machine, space for fridge freezer, built in cupboard housing wall mounted boiler for gas central heating.

Bedroom One

13' 4" x 9' 7" (4.06m x 2.92m)

Front aspect, radiator.

Bedroom Two

9' 0" x 7' 7" (2.74m x 2.31m)

Front aspect, radiator.

Bathroom

Side aspect, paneled bath with mixer tap, wash hand basin, low level WC, radiator, fully tiled.

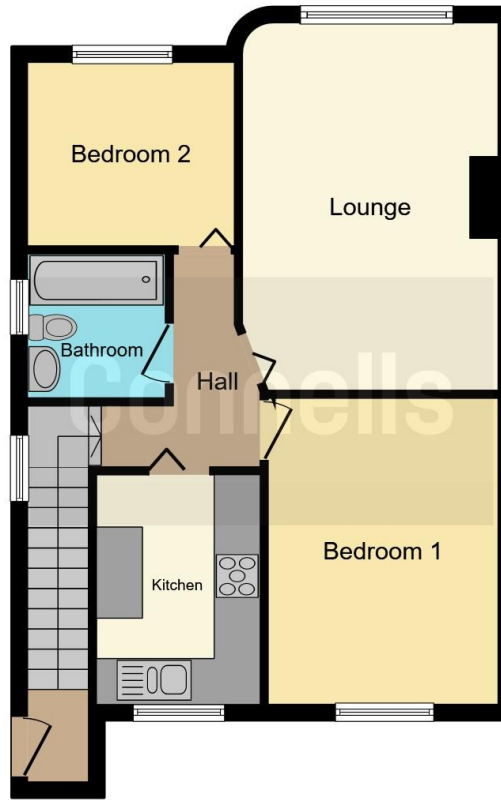
Rear Garden

Laid to lawn with garden shed.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 01753 810 870
E slough@connells.co.uk

111 High Street
SLOUGH SL1 1DH

EPC Rating: D

Tenure: Leasehold

view this property online [connells.co.uk/Property/SGH309384](https://www.connells.co.uk/Property/SGH309384)

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Dec 1974. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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