



**Connells**

Bath Road  
Slough



### Property Description

A stunning and spacious one bedroom purpose built apartment situated on the sixth floor of this popular select development with far reaching views of Windsor Castle. Slough town centre and mainline railway station with its Elizabeth line is within 15 minutes' walk. It benefits from lift service to all floors, 25ft living room, with private balcony, fitted open plan kitchen, 19ft bedroom, electric heating, double glazed windows and underground secure parking.

### 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 £6000.00 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

Entry Phone, door to:

### Communal Entrance Hall

Lift service and stairs to all floors

### Sixth Floor Landing

Door to:

### Entrance Hall

Electric heater, entry phone, laminate floor, built in cupboard housing water tank, doors to:

## Lounge/ Open Plan Kitchen

25' 11" x 14' 6" ( 7.90m x 4.42m )

Front aspect, laminate floor, TV point, electric heater, door to private balcony with far reaching views towards Windsor Castle

## Open Plan Fitted Kitchen

Single drainer sink unit with mixer tap and cupboard under, range of wall and base units, integrated four ring electric hob with cooker hood above, integrated washer dryer and dishwasher, space for fridge freezer

## Bedroom

19' 8" max x 13' 6" ( 5.99m max x 4.11m )

Front aspect, laminate floor, electric heater, built in fitted wardrobes and drawers, doors to private balcony

## Bathroom

Paneled bath with mixer tap and wall attached shower unit, glass shower screen, low level WC, wash hand basin with mixer tap, tiled floor, extractor fan

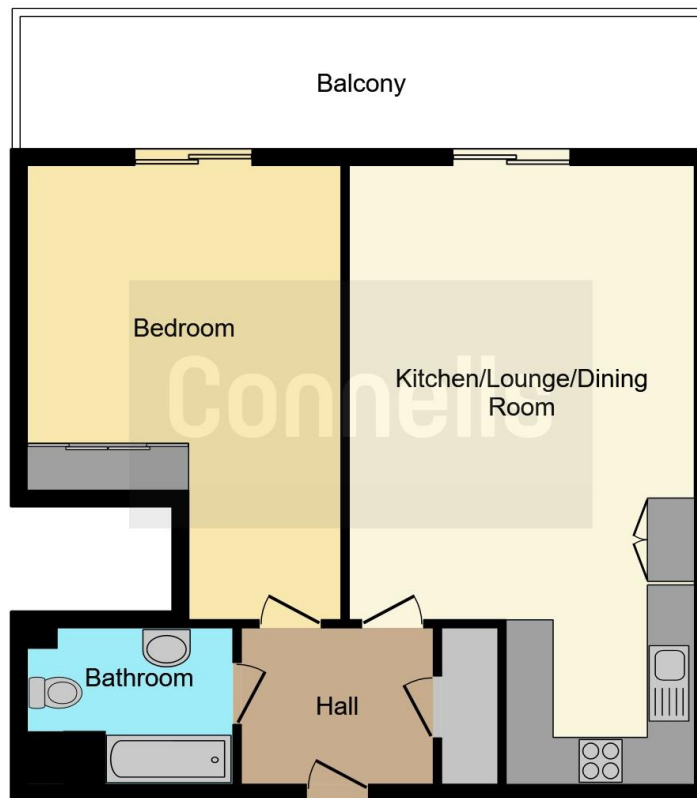
## Outside

Underground secure allocated parking









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](mailto:slough@connells.co.uk)**

111 High Street  
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**EPC Rating: C**

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH309417](https://connells.co.uk/Property/SGH309417)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2004. 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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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