



Connells

St James House Clivemont Road
Maidenhead

St James House Clivemont Road Maidenhead SL6 7DY

for sale guide price
£185,000



Property Description

An opportunity to purchase this one bedroom purpose built ground floor apartment situated in this select gated development completed in 2019 and is conveniently located within walking distance of Maidenhead Town Centre and railway station with the Elizabeth line. The property benefits from a living room, fitted kitchen with integrated appliances, double bedroom, electric heating, private rear garden and an secure underground allocated parking space. The development also offers a residents gym and cinema complex. Original lease was 999 years. Viewing is essential. Offers no chain.

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 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 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 Communal Entrance

Video phone entry system, door to:

Communal Entrance Hall

Lift and stairs to access all floors including underground parking, residents gym and cinema complex, door to:

Entrance Hall

Video entry phone, floor to ceiling storage cupboards housing plumbing for washing machine and water tank, leads to:

Living Room

13' 11" max x 7' 9" max (4.24m max x 2.36m max)

Front aspect window, wall wiring for TV, electric wall mounted heater,

Kitchen

8' 2" x 7' 4" (2.49m x 2.24m)

Wall and base units, single sink unit with integrated drainer, Integrated Bosch appliances including four ring integrated induction hob with oven under, Bosch integrated microwave, Integrated Zanussi appliances which including fridge freezer and dishwasher, stone work surfaces

Bedroom

8' 10" x 8' (2.69m x 2.44m)

Side aspect window, wall wiring for TV, electric wall mounted heater, built in double wardrobe, door to private wrap around garden

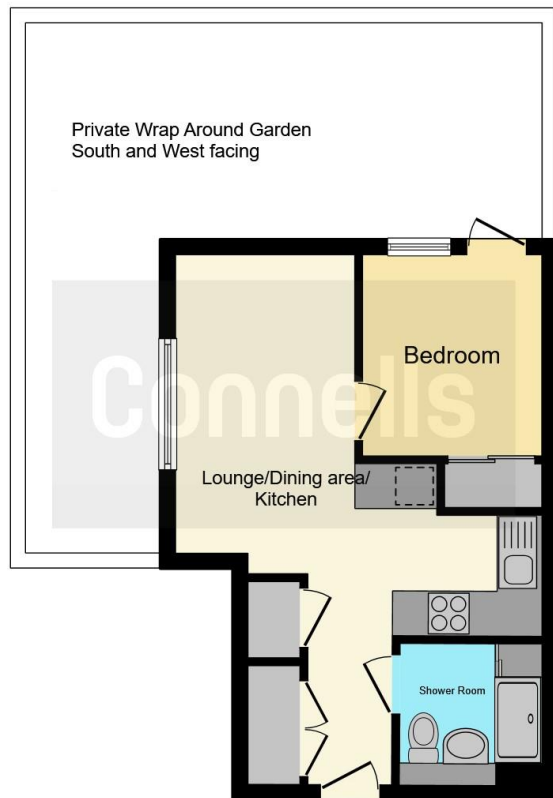
Bathroom

Fully tiled rainfall shower and separate shower hose attachment with glass screen, wash hand basin, low level WC, shaver point, heated towel rail, extractor fan, tiled floor

Communal Areas

This modern development includes a residents gym, cinema complex with a system to book your time slot and ability to stream your own content, court yard, allocated secured parking and a sizable communal courtyard area. Service charge includes garden maintenance and exterior window cleaning





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

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EPC Rating: E

view this property online [connells.co.uk/Property/SGH309883](https://www.connells.co.uk/Property/SGH309883)

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Tenure: Leasehold



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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