



Connells

Staines Road
Feltham



Property Description

An opportunity to purchase this well presented one bedroom first floor maisonette situated in a popular residential area of Feltham towards Hounslow. Situated within close proximity to Hounslow Central and Hounslow West Tube station and easy access to local shops. It benefits from 13ft lounge, 10ft separate kitchen, 12ft double bedroom, stairs to a large useful loft room, parking to the rear, private garden and lease starting at 999yrs. 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:-

Entrance Hall

Under stairs cupboard, laminate floor, radiator, stairs to first floor

First Floor Landing

Front and side aspect windows, radiator, stairs to second floor loft room, archway to kitchen, door to lounge, door to bathroom

Lounge

3' 6" into bay x 10' 10" max (4.11m into bay x 3.30m max)
Rear aspect window, laminate floor, fire place, radiators

Kitchen

10' 2" x 8' 4" (3.10m x 2.54m)
Rear aspect window, wall and base units, one and a half bowl sink drainer unit with cupboard under, five ring gas hob with double oven/ grill under, cooker hood, integrated appliances including fridge/freezer, dish washer and washing machine, radiator, wall mounted boiler housed in cupboard, tiled floor

Bedroom

12' max x 10' 10" max (3.66m max x 3.30m max)
Rear aspect window, laminate floor, radiator

Bathroom

Front aspect window, bath with mixer tap, wall mounted shower, WC, wash hand basin with vanity unit, heated towel rail, shaver point, extractor fan, fully tiled

Second Floor - Loft Room

Rear facing sky light, built in store cupboards, radiator. Please note: this room has height restrictions.

Outside:-

To The Front

Gate to access rear garden

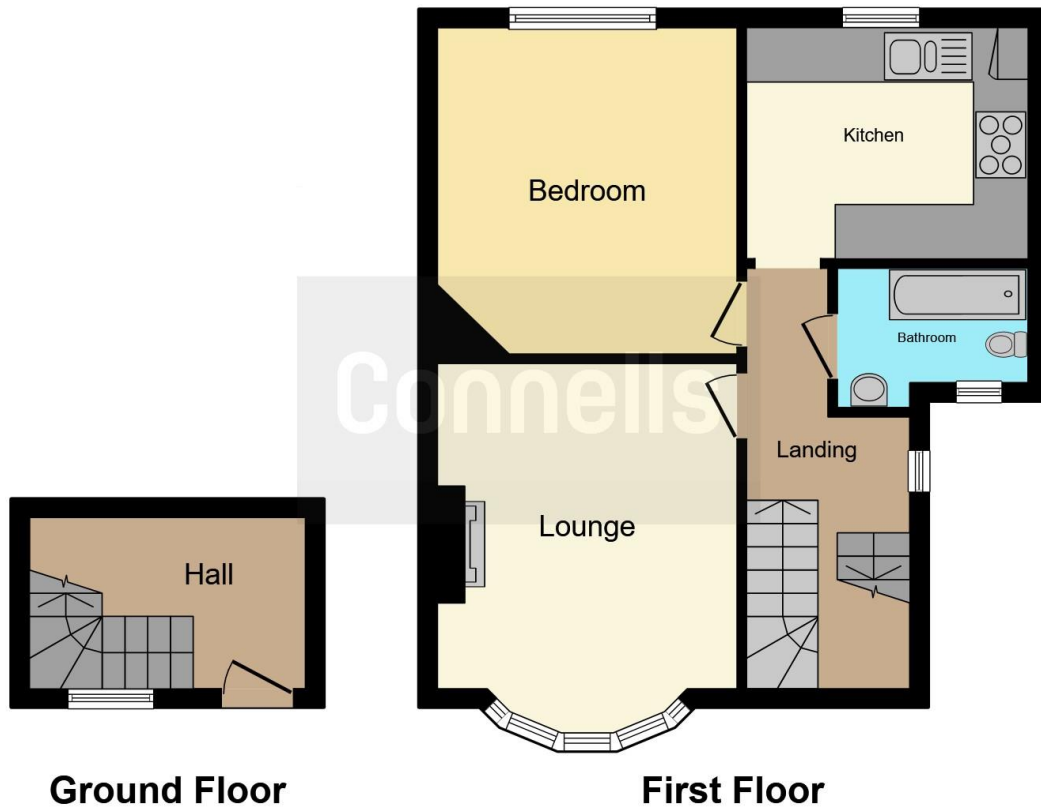
Private Rear Garden

Mainly laid to lawn, patio area, gate to access rear slip road, parking to the rear

Garage

Located at the end of the garden, door to access from garden and double doors to the front of the garage





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: C

view this property online connells.co.uk/Property/SGH309916

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.

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