





Property Description

A fantastic opportunity to purchase this ground floor two bedroom maisonette located within walking distance to Slough High Street and Train Station. It benefits from 16ft lounge, separate kitchen, gas central heating to radiators, double glazed windows and a private rear garden. 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.

Entrance

Door to:-

Entrance Hall

Radiator, door to:-

Lounge

16' 7" into bay x 11' max (5.05m into bay x 3.35m max)

Front aspect bay window, radiator, television point, telephone point, fireplace.

Kitchen

9' 5" max x 6' 4" max (2.87m max x 1.93m max)

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

Bedroom One

12' 9" x 9' 6" (3.89m x 2.90m)

Rear aspect, radiator.

Bedroom Two

8' 8" x 7' 5" (2.64m x 2.26m)

Front aspect, radiator, built in cupboard housing electric meters.

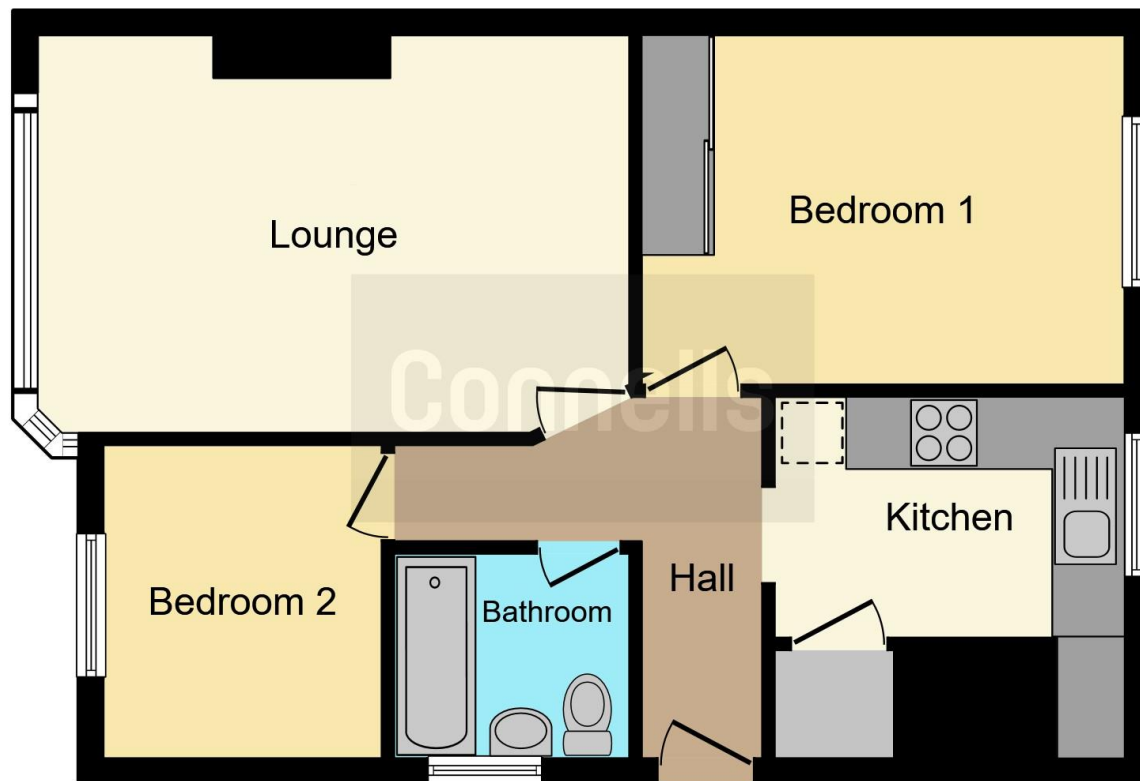
Bathroom

Side aspect, paneled bath with mixer taps and shower attachment, wash hand basin with mixer tap, low level WC, heated towel rail.

Rear Garden

Private rear garden mainly laid to patio.





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

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This is a Leasehold property with details as follows; Term of Lease 99 years from 26 Oct 2018. Should you require 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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