



Connells

Trevose House Franklin Avenue
Slough

Trevose House Franklin Avenue Slough SL2 1DQ

for sale guide price
£135,000



Property Description

This ground floor studio apartment is now available with no chain towards north of Slough town centre and is within close proximity of Slough Trading Estate. The property is also located close to local shops and schools. It benefits from entry phone, 18ft lounge/bedroom, kitchen, electric heating and residential parking. Offers no chain.

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.

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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

Ground Floor

Entry phone, door to:-

Communal Entrance Hall

Door to:-

Entrance Hall

Laminate floor, cloaks cupboard, doors to:-

Lounge / Bedroom

18' 10" x 12' 3" into bay (5.74m x 3.73m into bay)

Front aspect bay window, two electric storage heaters, entry phone, mirrored wardrobes, opening to:-

Kitchen

7' 8" x 5' 9" (2.34m x 1.75m)

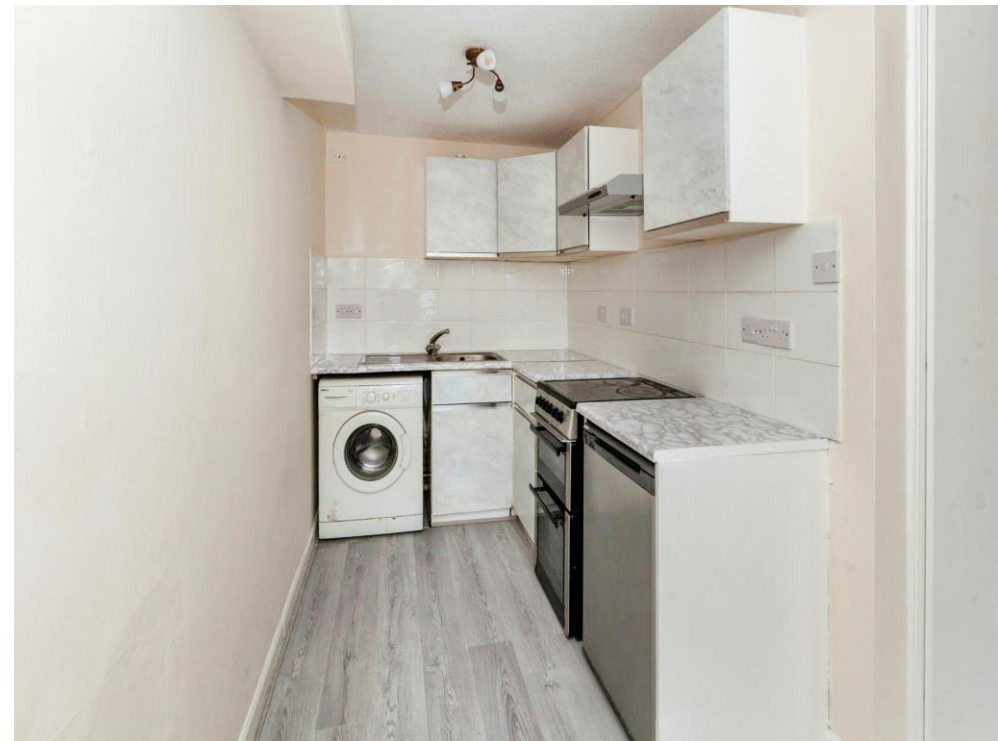
Single drainer sink unit with cupboards under, wall and base units, electric cooker point, plumbing for washing machine, space for fridge freezer.

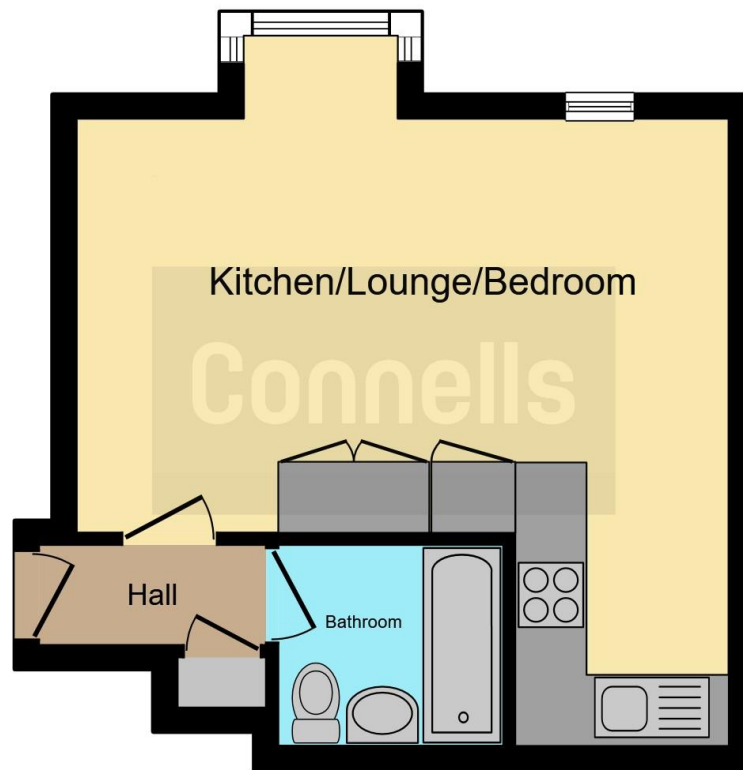
Bathroom

Paneled bath with mixer taps, wash hand basin, low level WC, part tiled, extractor fan.

Outside

Communal gardens mainly laid to lawn and residential parking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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EPC Rating: C

view this property online connells.co.uk/Property/SGH309835

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 1987. 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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