







## Property Description

A modern one bedroom purpose built third floor apartment located in this popular modern development and is within walking distance to Slough town centre with its mainline railway station providing the Elizabeth line giving access to London. The property benefits from entry phone, lift service to all floors, large living room, fitted open plan kitchen, electric heating, secure underground parking, residents gym and 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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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

Stairs and lift services to all floors

## Third Floor Landing

Door to:

## Entrance Hall

Entry phone, electric wall mounted heater, storage cupboard, doors to:

## Lounge

Front aspect window, electric wall mounted heater, laminate floor, French doors to Juliet balcony

## Fitted Open Plan Kitchen

One and a half bowl single drainer sink unit with mixer tap and cupboard under, wall and base units, four ring electric integrated hob with electric oven under, cooker hood, plumbing for washing machine, space for fridge freezer, tiled floor

## Bedroom One

10' 8" x 9' 11" ( 3.25m x 3.02m )

Front aspect window, electric wall mounted heater, fitted wardrobe, French door to Juliet balcony

## Bathroom

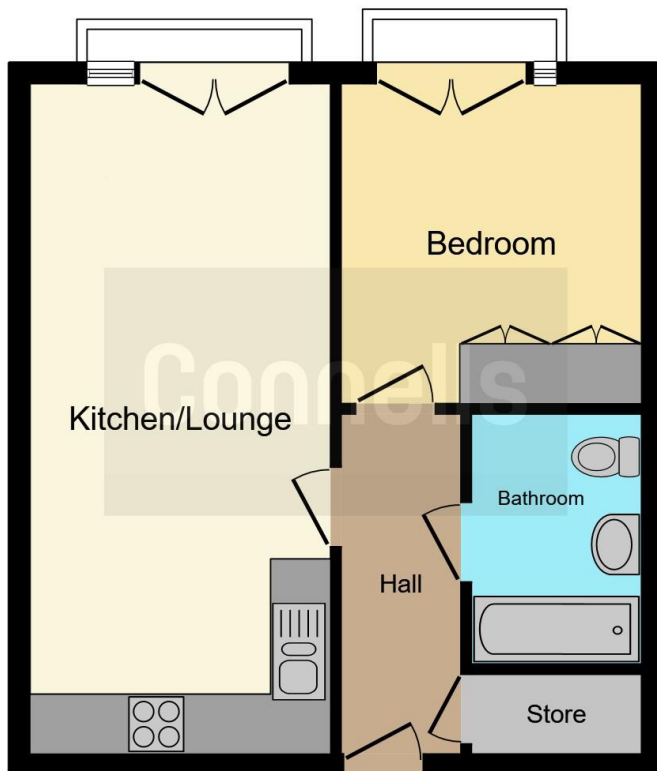
Bath with mixer tap and shower attachment, wash hand basin with vanity unit, WC, heated towel rail, shaver point, extractor fan, tiled floor

## Outside

Communal Areas mainly laid to seating areas and lawn. There is one allocated secure underground 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](http://www.focalagent.com)



To view this property please contact Connells on

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

111 High Street  
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EPC Rating: B Council Tax  
 Band: C

Service Charge:  
 2930.00

Ground Rent:  
 378.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH310898](http://connells.co.uk/Property/SGH310898)**

This is a Leasehold property with details as follows; Term of Lease 155 years from 01 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



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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