



Connells

Stephenson Court Osborne Street
Slough



Property Description

The property offered for sale is a ground floor purpose built studio apartment situated in the town centre location of Slough. The property is within walking distance to Slough High Street & the mainline rail station offering the Elizabeth Line with fast trains into London. It benefits from a 15ft living room/bedroom, separate kitchen and bathroom, secondary double glazing and allocated parking space. The property is offered with vacant possession.

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.

Entrance Hall

Cloak cupboard, laminate floor, door to

Lounge

15' 6" x 9' 2" (4.72m x 2.79m)

Front aspect window, two storage cupboards, laminate floor

Kitchen

7' 3" x 6' 1" (2.21m x 1.85m)

Rear aspect window, single drainer sink unit with mixer tap, range of wall & base units, electric oven point, plumbing for washing machine, space for half-height fridge freezer.

Bathroom

Panelled bath, wash hand basin, WC, extractor fan, tiled floor

Outside

To The Front

Low maintenance pebble garden

To The Rear

Allocated Parking space





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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111 High Street
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EPC Rating: D Council Tax
Band: A

Service Charge:
1200.00

Ground Rent:
60.00

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH307359

This is a Leasehold property with details as follows; Term of Lease 115 years from 25 Mar 2023. 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.

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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