



Mosaic Apartments High Street Slough SL1 1ER

for sale guide price
£160,000



Property Description

**** NO UPPER CHAIN **** A fantastic opportunity to purchase this one bedroom top floor apartment located in the town centre of Slough. Situated on the High Street and walking distance to the Elizabeth Line train station. It benefits from 18ft lounge, open plan kitchen with integrated appliances, long private balcony with far reaching views, underfloor heating & allocated secure underground parking.

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:-

Communal entrance with video entry phone system, stairs and lift to all floors

Sixth Floor:-

Entrance Hall

Video entry phone, store cupboard with plumbing for washing machine.

Lounge

18' 5" MAX x 17' 5" MAX (5.61m MAX x 5.31m MAX)

Rear aspect window, door to balcony with views of Windsor Castle.

Open Plan Kitchen

Range of wall & base units, single sink unit with mixer tap, four ring integrated electric hob with oven under, integrated dishwasher, space for fridge freezer.

Bedroom

11' 9" MAX x 11' 5" MAX (3.58m MAX x 3.48m MAX)

Rear aspect window, built in wardrobe, door to balcony.

Bathroom

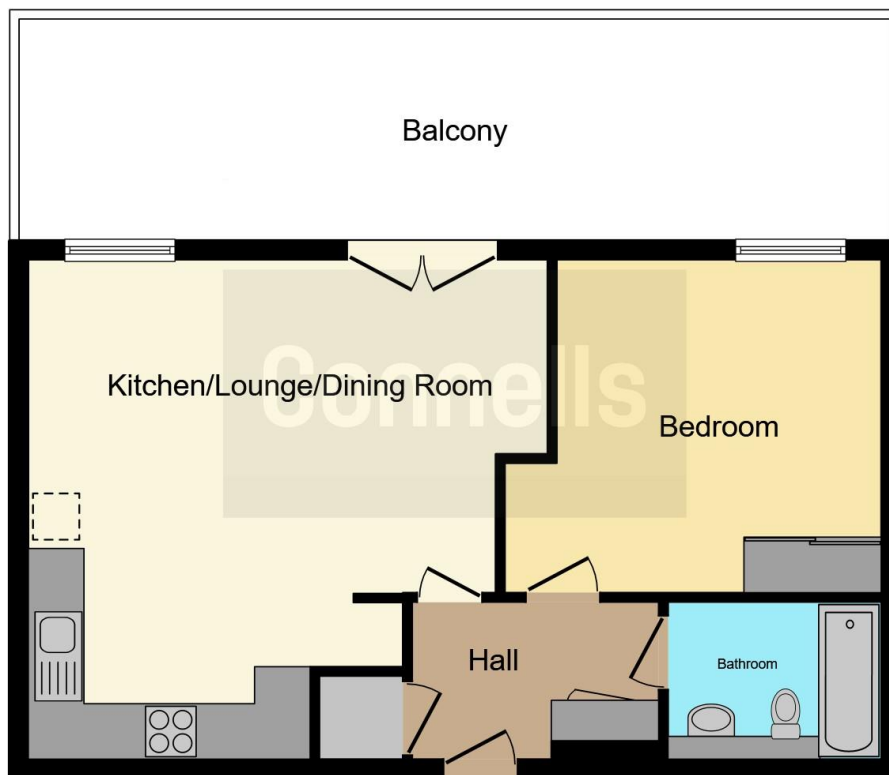
Bath with mixer tap & wall mounted shower, wash hand basin with vanity unit, WC, heated towel rail, extractor fan.

Outside

Parking

Allocated underground secure 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

T 01753 810 870
E slough@connells.co.uk

111 High Street
 SLOUGH SL1 1DH

EPC Rating: B

Council Tax
 Band: C

Service Charge:
 1560.00

Ground Rent:
 300.00

Tenure: Leasehold

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jun 2007. 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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Property Ref: SGH311050 - 0003

