



Connells

Skyline High Street
Slough



Property Description

Offered for sale is this ground floor modern & spacious studio department located in the town centre in this sought after development of Skyline. Situated on Slough High Street, it is walking distance to the Elizabeth Line Train Station and easy access to local amenities. It benefits from open plan living, kitchen with integrated appliances, modern bathroom, bedroom area with fitted wardrobe and allocated 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

Video entry phone, cycle storage, lift & stairs to all floors

1st Floor

Entrance Hall

Video entry phone

Lounge

16' 2" max x 12' max (4.93m max x 3.66m max)

Side aspect window, electric wall mounted heater, airing cupboard with plumbing for washing machine

Open Plan Kitchen

Range of wall & base units, single bowl sink drainer with mixer tap, two ring integrated electric hob, integrated oven, stone worktops, integrated fridge with freezer compartment, integrated dishwasher

Bedroom Area

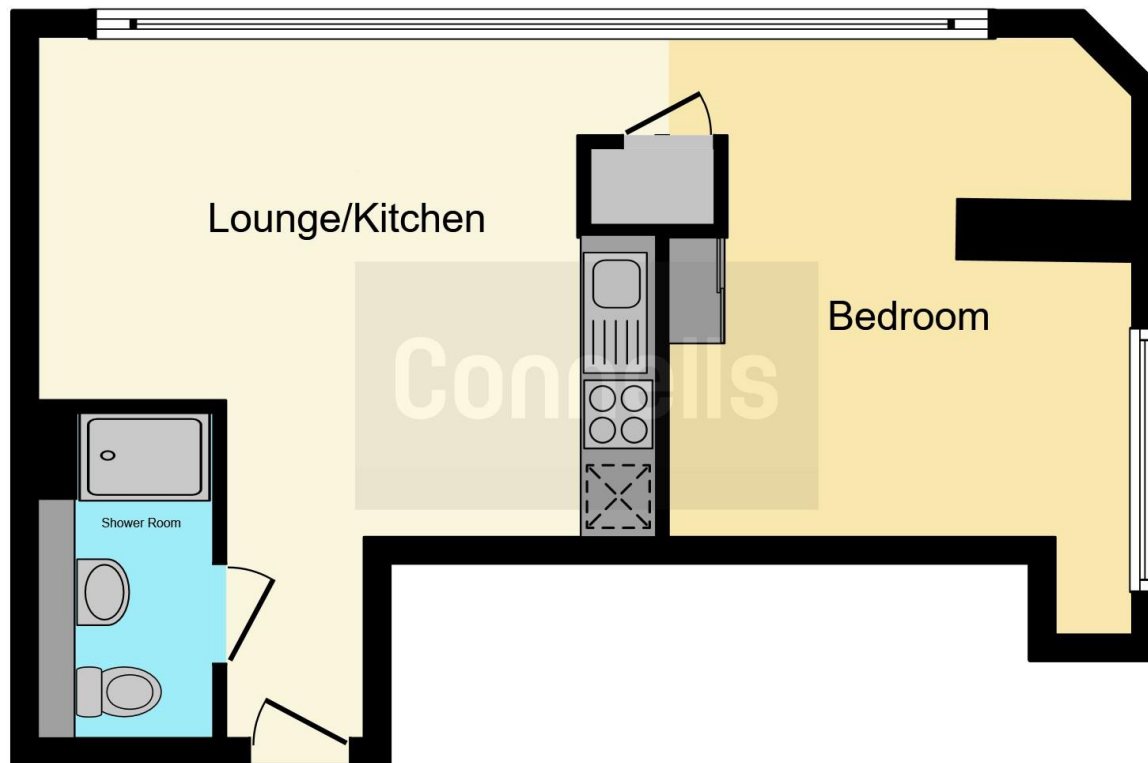
13' 4" max x 12' 1" ex recess (4.06m max x 3.68m ex recess)

Rear aspect window, fitted wardrobe

Bathroom

Shower cubicle with wall mounted shower head 7 shower attachment, glass screen & door, wash hand basin, WC, heated towel rail, extractor fan, fully tiled





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
 SLOUGH SL1 1DH

EPC Rating: D Council Tax
 Band: B

Service Charge:
 3527.88

Ground Rent:
 123.75

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH311061

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2017. 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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