



**2 Sefton Lodge Clewer Hill Road, Windsor, SL4 4FN**  
**Auction Guide £250,000**



## 2 Sefton Lodge Clewer Hill Road, Windsor, SL4 4FN

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid \*\*\*\*\*

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Nestled in the prestigious gated development of Sefton Lodge on Clewer Hill Road, Windsor, this exceptional two-bedroom ground floor apartment presents a wonderful opportunity for both first-time buyers and those seeking a comfortable home in a desirable location.



The property features two generously sized bedrooms, providing ample space for relaxation and rest. The open plan kitchen and dining area is perfect for entertaining guests or enjoying family meals, while the beautifully tiled bathroom adds a touch of elegance to the living space.

One of the standout features of this apartment is the allocated parking spaces, ensuring convenience for residents and their visitors. The location is particularly advantageous, as it is within walking distance to a variety of local amenities, including shops, cafes, and parks. Additionally, excellent transport links make commuting a breeze, and the presence of well-regarded local schools adds to the appeal for families.

This property is not just a home; it is a lifestyle choice, offering comfort, convenience, and a sense of community in one of Windsor's most sought-after areas. Whether you are looking to invest or settle down, this apartment is a must-see.

#### **General Information:**

Tenure: Leasehold

Council Tax Banding: D

Service Charge: £1500 per Annum

Ground Rent: £300 per Annum

Lease remaining: 117 years remaining

#### **Legal Note:**

\*\*\*Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract\*\*\*.

#### **Auctioneers Comments:**

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

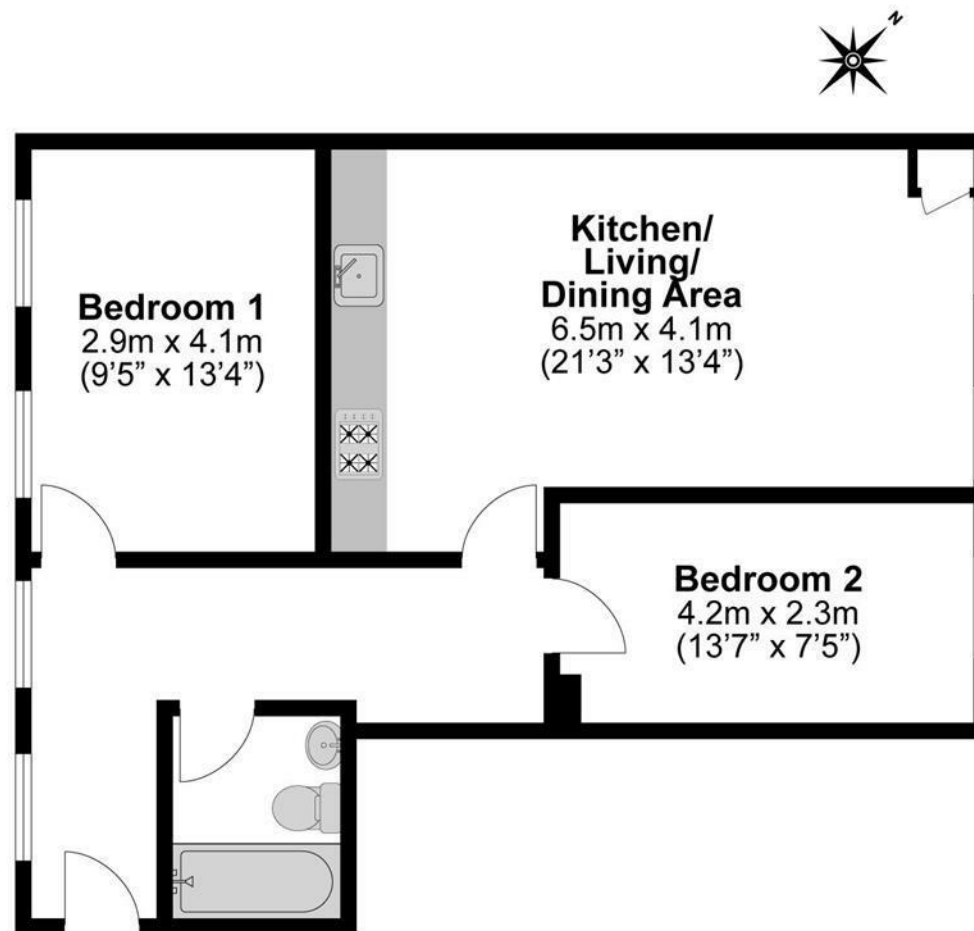












**Illustrations are for identification purposes only,  
measurements are approximate, not to scale.**