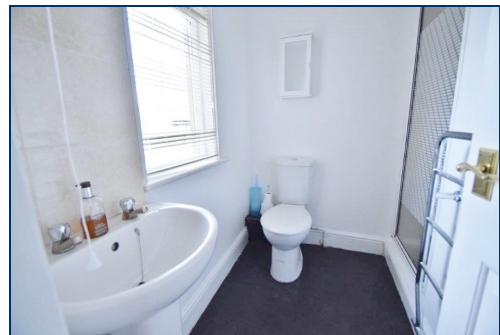


# The **Frost** Partnership

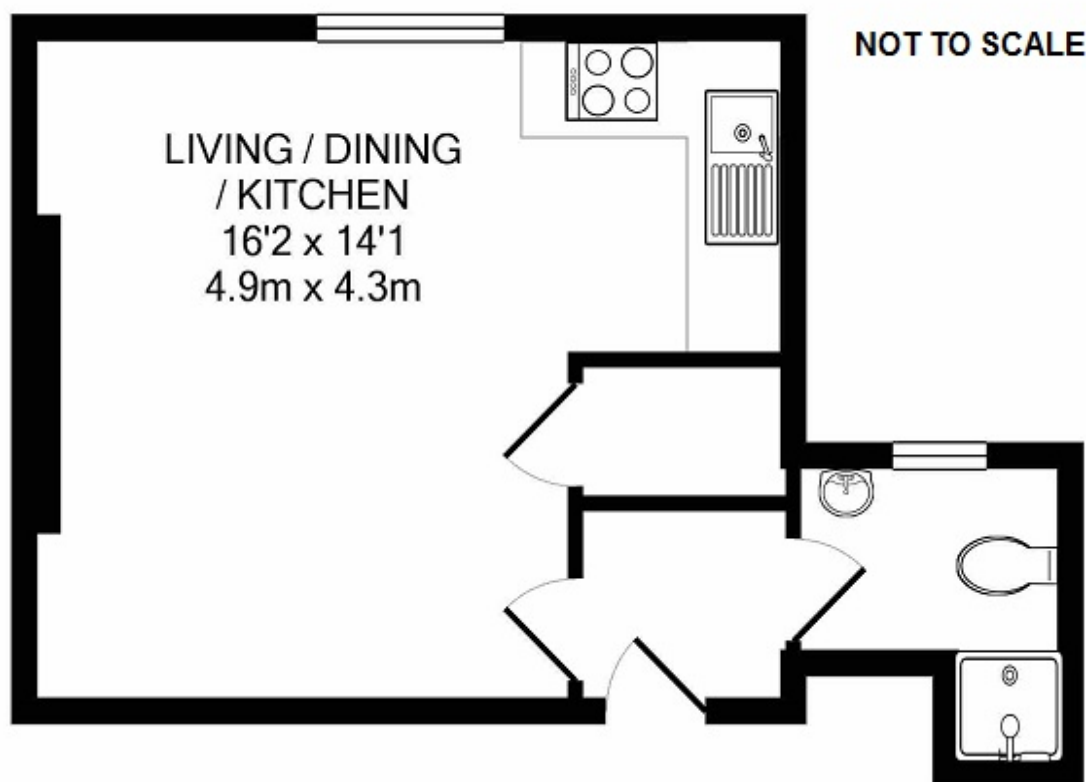
Slough Office: T: 01753 820000 E: [slough@frostweb.co.uk](mailto:slough@frostweb.co.uk)

**Flat 5 Stoke House, 23 Upton Park, Slough, Berkshire, SL1 2DA**

**Asking Price £115,000 Leasehold**



- First floor studio apartment
- Living/bedroom with kitchen
- Adjacent to Herschel Park with lake
- Refitted shower room
- Renewed 159 year lease
- No onward chain



The **Frost** Partnership

FLAT 5, STOKES HOUSE, 23 UPTON PARK, SLOUGH, BERKSHIRE, SL1 2DA  
TOTAL APPROX. FLOOR AREA 253 SQ.FT. (23.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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## Property Description

Situated in this sought after conservation area with its own park and lake but within walking distance of the town centre and station, is this first floor studio apartment. The property would make an ideal investment or first time purchase and is offered with no onward chain and a renewed, approximately 159 year lease.

## EPC Rating: D

**The accommodation comprises (all measurements approximate):-**

### Ground Floor

#### Communal Entrance

Security entry phone

#### Entrance Hall

Carpeted stairs to:-

#### First Floor

Front door to:-

#### Entrance Hall

Wood floor, doors to:-

#### Living/Bedroom

Side aspect double glazed window, feature fire, storage cupboard housing hot water tank, security entry phone.

#### Kitchen

Range of wall and base level units with granite effect roll edged worksurfaces, built in electric oven and hob with cooker hood over, single drainer sink unit with mixer tap, recess for fridge, tiled splashbacks.

#### Shower Room

Refitted suite comprising shower cubicle with electric shower unit, pedestal wash hand basin, low level w.c., tiled splashbacks, rear aspect window, heated chrome towel rail.

#### Outside

Residents parking

### Outgoings

We have been informed by our clients that the property has a renewed lease with approximately 159 years remaining at an initial ground rent of £190 per annum increasing every 10 years in line with RPI. There is a variable service charge of, at present, £1465.40 per annum. Any interested parties should confirm these details with their solicitor prior to making a commitment to purchase.

### VIEWING:

**Via The Frost Partnership, 7 Mackenzie Street, Slough**

**Telephone: 01753 820000 Email: [slough@frostweb.co.uk](mailto:slough@frostweb.co.uk)**

#### AGENT'S NOTE

##### Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

##### Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



**Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.**

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.