



Flat 14 Upton Park  
Slough



### Property Description

A fantastic opportunity to purchase a one bedroom top floor flat located on a popular private road in Slough. Situated within walking distance to the Elizabeth Line Train Station and High Street. It benefits electric heating, open plan kitchen with living area and offers no chain.

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.

### 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.

## Entrance

Via communal hallway via communal door, direct access to winding staircase leading to the third floor landing with access to door to the apartment. Door leading into:

## Living Area

10' 9" max x 9' 3" max ( 3.28m max x 2.82m max )

Front aspect window, aminate flooring, dado rails, doors to bedroom and shower room, direct access to the kitchen, TV point, telephone point

## Kitchen

6' 4" x 4' 4" ( 1.93m x 1.32m )

Fitted with a range of base and wall mounted units, single bowl asterite sink drainer unit set to work top surfaces with splash back tiling, electric integrated oven with gas hob and cooker hood over, space for automatic washing machine, space for low level fridge/freezer.

## Shower Room

Fitted with a shower cubicle, wash hand basin and low level WC, benefiting from Mira shower, extractor fan to the ceiling and shaver point with light.

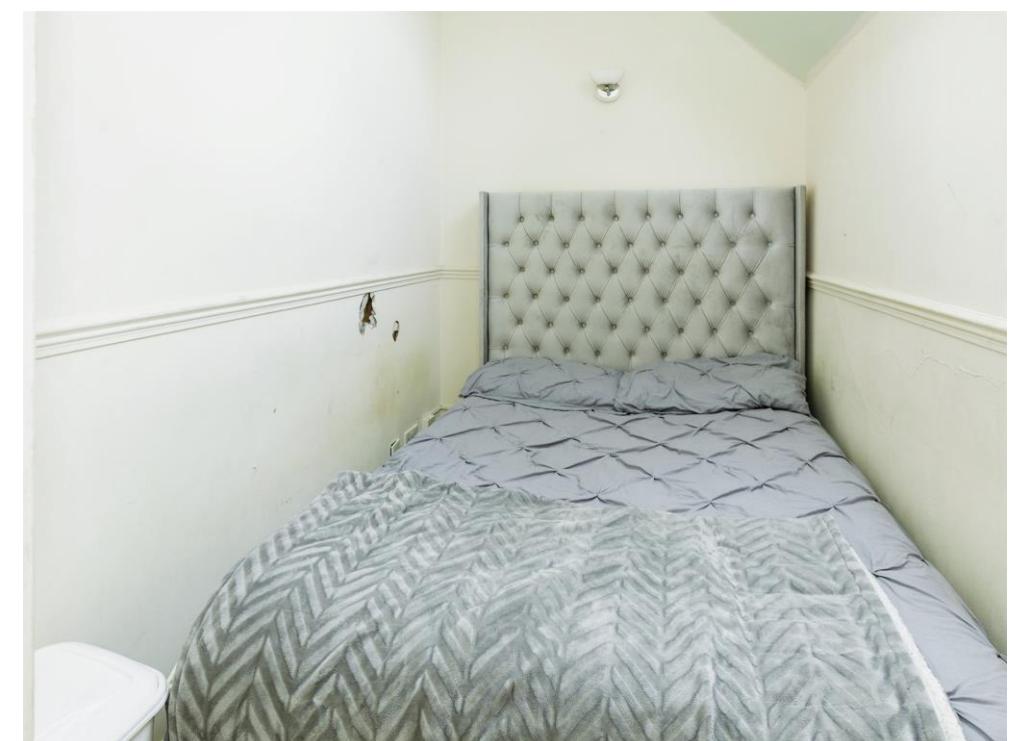
## Bedroom

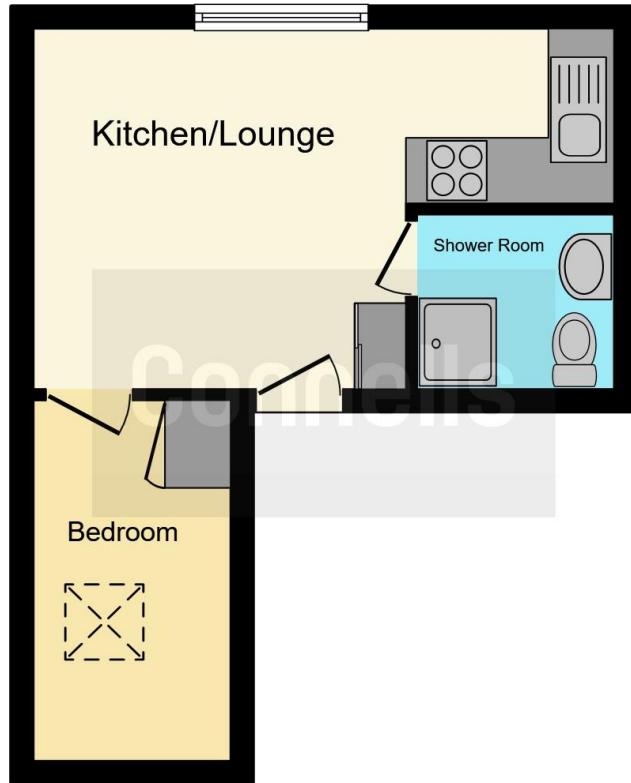
11' x 6' ( 3.35m x 1.83m )

Side aspect velux style window, door to built in wardrobe with storage above, radiator, telephone point, wall mounted lights.

## Outside

Communal gardens to the rear, communal parking graveled to the front.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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

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

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311014](http://connells.co.uk/Property/SGH311014)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1993. 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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