



Connells

Nova House Buckingham Gardens
Slough

Nova House Buckingham Gardens Slough SL1 1AY

for sale guide price
£210,000



Property Description

A modern two bedroom ground floor purpose-built apartment is now offered for sale with NO CHAIN. The apartment is located within walking distance of Slough High Street & station proving the Elizabeth Line.

It benefits from entry phone, 15ft lounge with private balcony, fitted open-plan kitchen and electric heating.

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

Entry phone system, stairs & lifts to all floors

Entrance Hall

Entry phone system, Laminate floor, cloaks cupboard housing plumbing for washing machine, doors to

Lounge

15' 6" x 15' (4.72m x 4.57m)

Rear aspect window, laminate floor, electric heater , door to large private balcony

Fitted Open-Plan Kitchen

Single drainer sink unit with mixer tap & cupboard under, range of wall & base units, integrated four ring electric hob with electric oven under, cookerhood, space for fridge freezer.

Bedroom One

12' 1" x 11' 8" (3.68m x 3.56m)

Rear aspect window, electric heater

Bedroom Two

11' 3" x 10' 3" (3.43m x 3.12m)

Rear aspect window, electric heater

Family Bathroom

Bath with mixer tap and hand held shower unit with glass screen, wash hand basin with mixer tap, 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.localagent.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: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/SGH310998

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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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