



**Connells**

Victoria Road  
Slough





### Property Description

A fantastic opportunity to purchase this well presented one bedroom ground floor flat located in a quiet residential area of Slough. Situated just off the Uxbridge road, you can easily access Slough High Street, Slough station offering the Elizabeth Line, Black Park and Langley Park.

It benefits from 17ft lounge, open-plan kitchen, double bedroom with built in wardrobe, bathroom, two parking spaces, land direct access to the communal garden.

\*\*Agents Note - The terms of the lease are 99 years from 2406/1983 which means there are currently 56 years remaining. The length of lease remaining may impact on mortgage lending requirements. Interested parties should make further enquiries\*\*

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.

### 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.

## Ground Floor

### Communal Entrance

Entry phone system, stairs to all floors

### Entrance Hall

Entry phone system, laminate floor, radiator

### Lounge

Rear aspect window, laminate floor, radiator, colour changing ceiling lights, door to communal garden

### Open-Plan Kitchen

Range of wall & base units, single bowl sink drainer with mixer tap, wall mounted boiler, four ring gas hob with electric oven under, extractor fan, plumbing for washing machine, space for fridge freezer, under-top lighting

### Bedroom

Front aspect window, fitted wardrobes, radiator

### Re-Fitted Bathroom

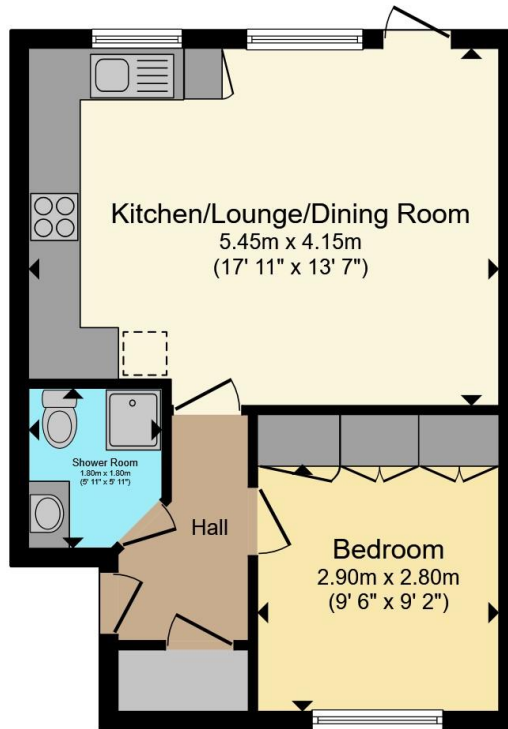
Fully tiled shower cubicle, wash hand basin with mixer tap & vanity unit, WC, heated towel rail, extractor fan, fully tiled

### Outside

Access to communal garden and two parking permits







Total floor area 40.0 m<sup>2</sup> (431 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



To view this property please contact Connells on

**T 01753 810 870**  
**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating: D Council Tax  
 Band: B

Service Charge:  
 1478.58

Ground Rent:  
 75.00

Tenure: Leasehold

**view this property online [connells.co.uk/Property/SGH311562](http://connells.co.uk/Property/SGH311562)**

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1983. 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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