



**Apt 1, Elizabeth House, 18-20 Sheet St Sheet Street, Windsor, SL4 1BG
Auction Guide £275,000**

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Step into a world of refined elegance and contemporary comfort in this exquisite apartment at Elizabeth House. This stunning 90 square meter space is a testament to modern design, offering a lifestyle that seamlessly blends sophistication with practicality.

As you enter, you're greeted by an abundance of natural light that floods through the space, highlighting the pristine white walls and creating an atmosphere of openness and serenity. The gleaming hardwood floors in the living areas add warmth and character, inviting you to relax and unwind.

The heart of this home is the sleek, state-of-the-art kitchen. Boasting clean lines and a minimalist aesthetic, it features high-gloss cabinetry, cutting-edge appliances, and ample counter space. This culinary haven is perfect for both everyday meal preparation and elegant entertaining.

The luxurious bathroom is a spa-like retreat, complete with a deep soaking tub, modern fixtures, and a heated towel rack. The attention to detail is evident in every corner, from the stylish tiling to the large mirror that enhances the sense of space.

Generous bedrooms offer plush carpeting underfoot and built-in mirrored wardrobes, providing both comfort and functionality. Recessed lighting throughout the apartment creates a soft, ambient glow, perfect for setting the mood for any occasion.

This apartment is not just a living space; it's an opportunity to embrace a lifestyle of comfort, convenience, and sophistication. Located in the desirable Berkshire area, you'll be at the heart of cultural experiences, fine dining, and upscale shopping. Your new life of luxury starts here at Elizabeth House.



General Information:

Lease - 141 Years

Service Charge - £2,400.00 pa

Ground Rent - £350.00 pa

Council Tax: E

Auction Comments:

Auctioneers Additional Comments

Pattinson Auction are referred to below as The Auctioneer. This auction lot is being sold under either conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between any marketing agent and The Auctioneer so that all matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid on any property marketed by The Auctioneer, all bidders buyers must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure AML procedures are carried out in accordance with the law

Auctioneers Additional Comments

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. The deposit will form part of 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 payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and the Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.

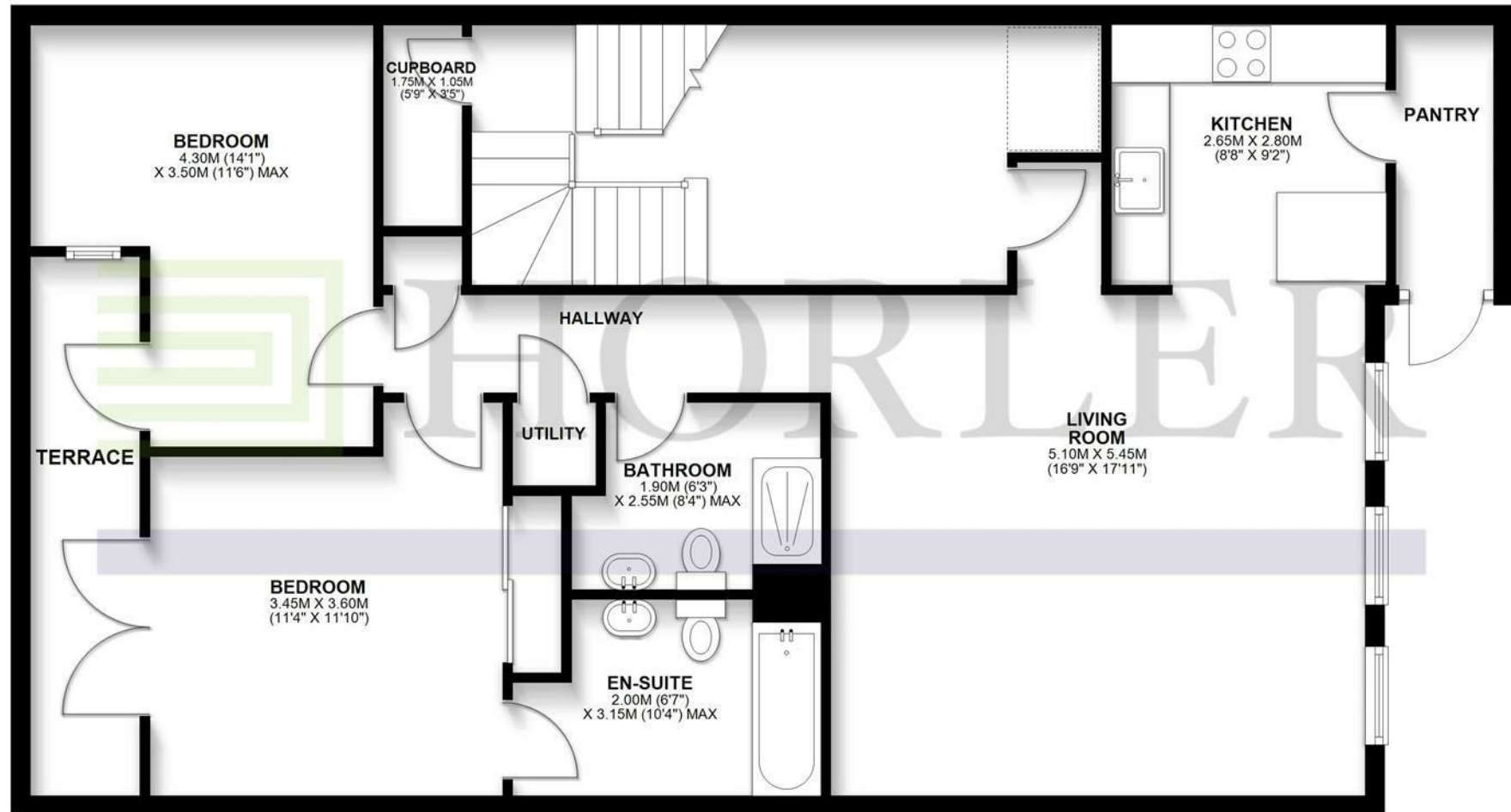
Legal Note:

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





GROUND FLOOR



TOTAL AREA: APPROX. 93.6 SQ. METRES (1007.3 SQ. FEET)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).