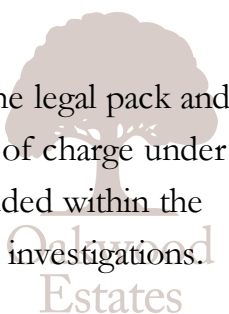




UNCONDITIONAL LOT Buyers Premium Applies Upon the fall of the hammer, the Purchaser shall pay a 5% deposit and a 6%+VAT (subject to a minimum of £6,000+VAT) buyer's premium and contracts are exchanged. The purchaser is legally bound to buy and the vendor is legally bound to sell the Property/Lot. The auction conditions require a full legal completion 28 days following the auction (unless otherwise stated).

Pre Auction Offers Are Considered The seller of this property may consider a pre-auction offer prior to the auction date. All auction conditions will remain the same for pre-auction offers which include but are not limited to, the special auction conditions which can be viewed within the legal pack, the Buyer's Premium, and the deposit. To make a pre-auction offer we will require two forms of ID, proof of your ability to purchase the property and complete our auction registration processes online. To find out more information or to make a pre-auction offer please contact us.

Special Conditions Any additional costs will be listed in the Special Conditions within the legal pack and these costs will be payable on completion. The legal pack is available to download free of charge under the LEGAL DOCUMENTS. Any stamp duty and/or government taxes are not included within the Special Conditions within the legal pack and all potential buyers must make their own investigations.



Property Information

-  GROUND FLOOR
-  IDEAL FIRST TIME PURCHASE
-  NO ONWARD CHAIN
-  150 YEAR LEASE
-  ALLOCATED PARKING
-  0.9 MILES TO SLOUGH STATION
(ELIZABETH LINE)
-  GOOD CONDITION THROUGHOUT

					
x1	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

From information provided by the seller we understand the lease information to be as below:

Current remaining lease length - 150 years
Combined yearly charges - £1500 per annum

Transport Links

Nearest stations:

- Slough (0.9 miles)
- Langley (1.5 miles)
- Datchet (2.0 miles)

The M4 (jct 7) is approximately 2 miles distant, as is the M40 (jct 2) and these in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Maidenhead. A direct train into London Waterloo is also available via Datchet station.

Schools

Primary Schools:
Willow Primary School
0.3 miles away

Iqra Islamic School
0.6 miles away

St Ethelbert's Catholic Primary School
0.9 miles away

St Mary's CHurch Of England School
0.6 miles away

Secondary Schools:
St Bernard's Catholic Grammar School
0.6 miles away

Upton Court Grammar School
0.5 miles away

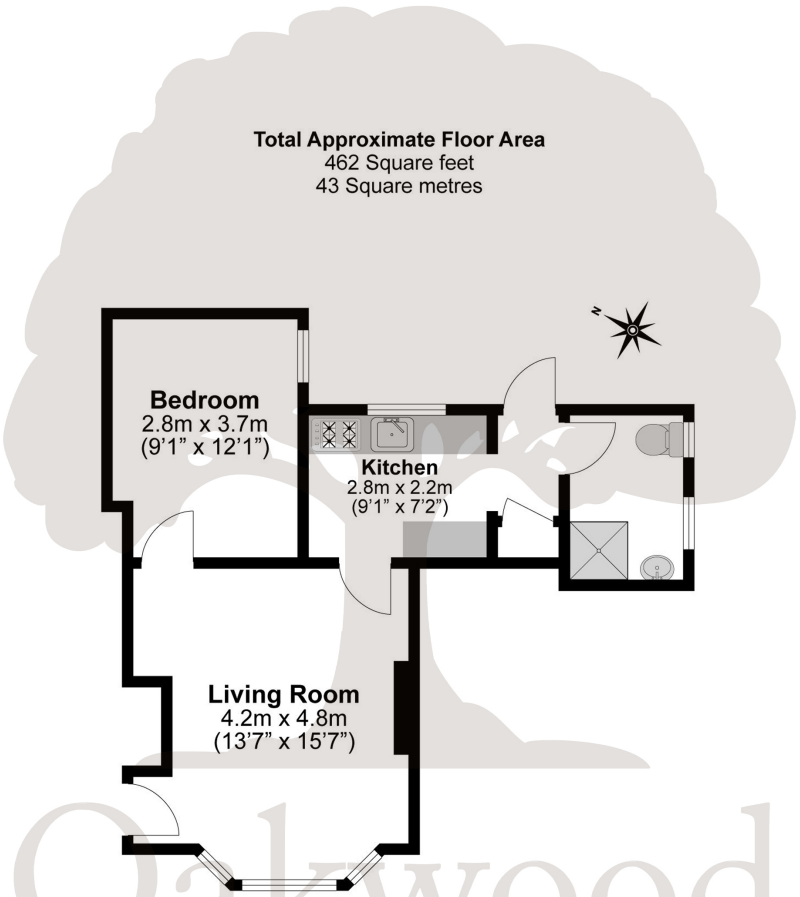
Ditton Park Academy
1.2 miles away

St Joseph's Catholic High School
0.9 miles away

Council Tax

Band B

Floor Plan



Illustrations are for identification purposes only, measurements are approximate, not to scale.

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.

