



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. Legal Pack A legal pack is a collaboration of important documents of the property or land that is going to be sold at auction. To review the legal pack, visit tcpa.co.uk.



Property Information

-  SOLD WITH NO ONWARD CHAIN
-  RESIDENTS PARKING PERMIT
-  EPC RATING C
-  OPEN PLAN LIVING
-  WALKING DISTANCE OF SLOUGH STATION (ELIZABETH LINE & NATIONAL RAIL)
-  GAS CENTRAL HEATING
-  TWO BEDROOM GROUND FLOOR APARTMENT
-  HISTORICALLY SIGNIFICANT CONSERVATION AREA

					
x2	x1	x1	x1	N	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Details

From information provided to us by the current owners we understand the current remaining lease length to be around 92 years.

No Ground Rent, included under the Management fees.
Current Management fees/Service Charges. £1,999.59 per annum. From 1st October 25 to 30th September 2026

Transport Links

NEAREST STATIONS:

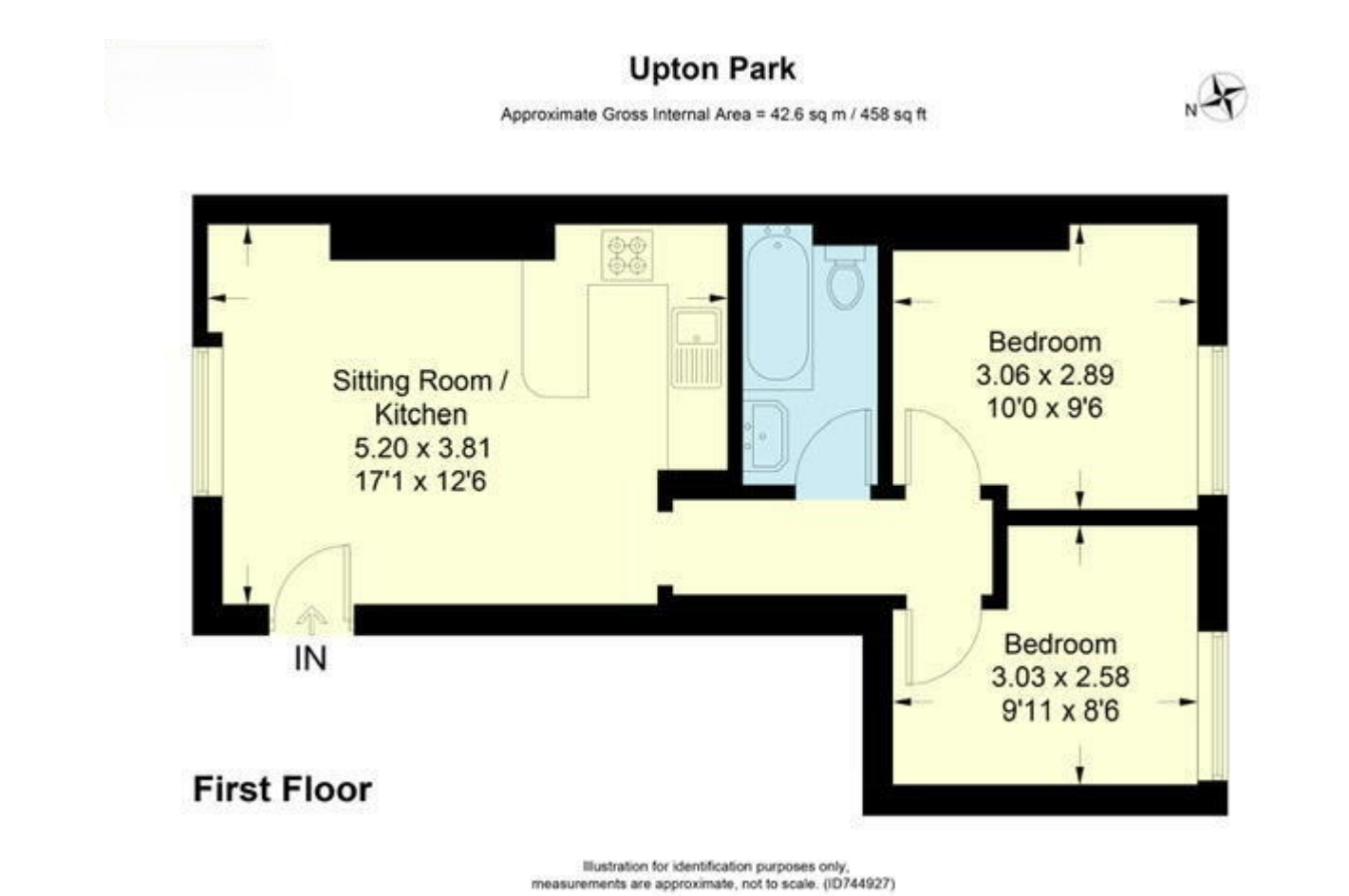
- Slough (0.7 miles)
- Langley (2.7 miles)
- Burnham (3.2 miles)
- Datchet (1.5 miles) (South Western Railway)

The M4 (jct 6) is an easy commute, M40 is also easily accessible these both in turn provide access to the M25, M3 and Heathrow Airport. British Rail connections to Paddington are available from Burnham and Slough. Elizabeth Line stations of Slough and Langley are easily accessible plus Direct train lines into London Waterloo are available from Datchet station.

Council Tax

Band C

Floor Plan



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.

