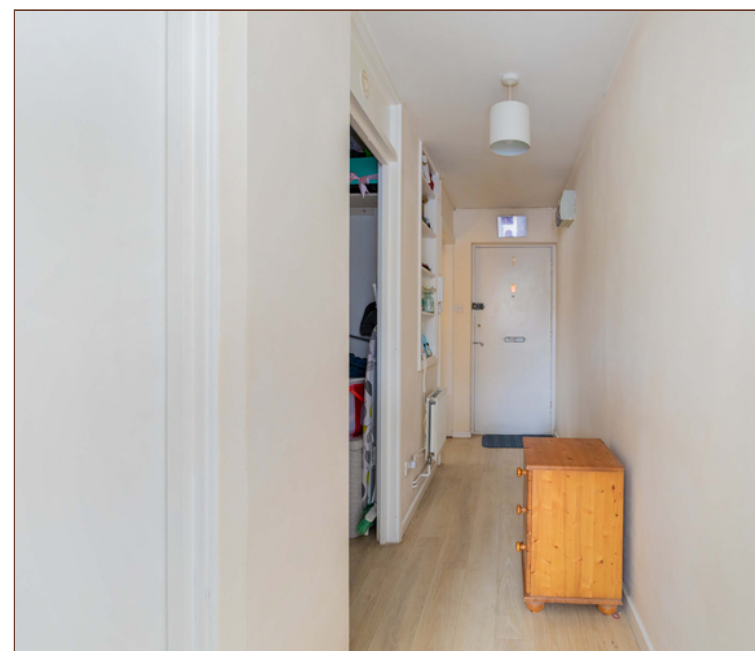




Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £150,000.

Positioned within walking distance of Langley station, as well as multiple local shops, schools and amenities, this one bedroom apartment is situated on the ground floor ensuring convenience, and stretches a spacious 517 square ft.

A long hallway leads to the 14ft double bedroom, fitted kitchen and bathroom. The reception room provides a large area suitable for both living and dining furniture.

Externally there is access to a large communal green and to the front there is on-street parking.

Other benefits include gas central heating, very low maintenance charges and a long lease of over 100 years.



Property Information



IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE



ONE BEDROOM APARTMENT



APPROX. 517 SQUARE FT



FITTED KITCHEN



OVER 100 YEAR LEASE



BEING SOLD VIA 'SECURE SALE'



CONVENIENTLY SITUATED ON THE GROUND FLOOR



WALKING DISTANCE TO LANGLEY STATION



14FT RECEPTION ROOM SUITABLE FOR BOTH LIVING AND DINING



IDEAL INVESTMENT OPPORTUNITY



x1

Bedrooms



x1

Reception Rooms



x1

Bathrooms



0

Parking Spaces



N

Garden



N

Garage

Lease Information

Length of lease - In excess of 100 years remaining
Service charge: £550 bi-annually
Ground rent: £10 per annum

Transport Links

NEAREST STATIONS:

- Langley - 1.1 miles
- Datchet - 1.7 miles
- Sunnymeads - 1.7 miles
- Iver - 1.9 mile

Auctioneer's Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as "The Auctioneer".

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in

accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law

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.

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 of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

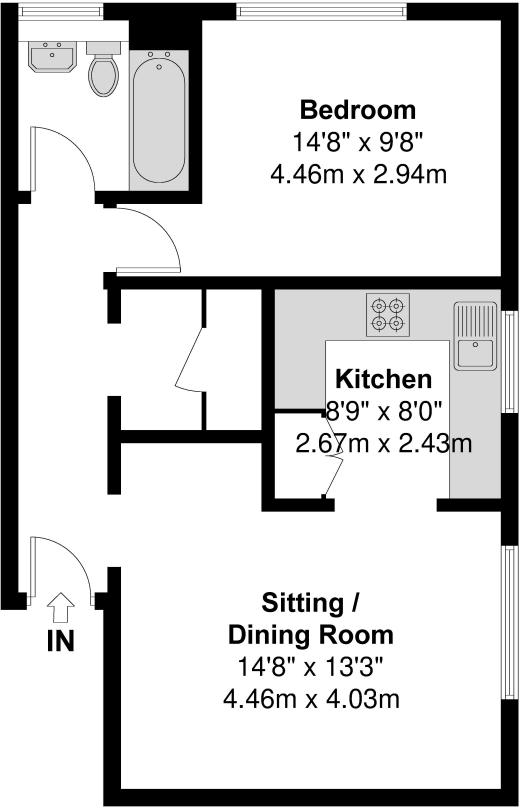
Council Tax

Band B

Floor Plan



Grampian Way
Approximate Floor Area = 48.09 Square meters / 517.63 Square feet



Ground Floor

Illustration 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.

