



## ROKESBY ROAD, SLOUGH STARTING BID £170,000

\*\*Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £170,000 \*\* A spacious two double bedroom second floor purpose built flat conveniently located in a popular residential area and situated close to local amenities, within catchments of local Lynch Hill Primary, Secondary and Grammar Schools. The property briefly comprises open plan living room/kitchen, two double bedrooms with en-suite to master bedroom, and family bathroom. Further benefits communal off street parking for residents, communal rear garden, double glazing, and a 105 year lease remaining.

- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- BEING SOLD VIA 'SECURE SALE'
- NO ONWARD CHAIN
- TWO DOUBLE BEDROOM SECOND FLOOR PURPOSE BUILT FLAT
- WITHIN CATCHMENT OF LYNCH HILL PRIMARY & LOCAL GRAMMER SCHOOLS
- EASY ACCESS TO ELIZABETH LINE TRAIN STATION, M4 AND M40 MOTORWAYS
- 20' 8" OPEN PLAN LIVING ROOM/KITCHEN
- TWO BATHROOMS WITH EN-SUITE TO MASTER BEDROOM
- DOUBLE GLAZING
- RESIDENTS OFF STREET PARKING
- 105 YEAR LEASE REMAINING
- COMMUNAL REAR GARDEN

Auctioneers Additional Comments

E-mail • [info@christopher-edwards.co.uk](mailto:info@christopher-edwards.co.uk) | Website • [www.christopher-edwards.co.uk](http://www.christopher-edwards.co.uk) | Telephone • 020 8868 5544

Pattinson Auction are working in Partnership with the

## Ground Floor

### Communal Entrance

Entry phone system, door to communal garden, stairs to all floors.

## Second Floor

### Hallway

Entry phone, storage cupboard, loft access, doors to:

### Open Plan Living Room/ Kitchen

20' 8" max x 11' 9" max (6.30m x 3.58m) Rear aspect window, laminate flooring, electric wall mounted heater, range of wall and base level units, integrated four ring electric hob with oven under, plumbing for washing machine, one and a half bowl sink drainer unit with cupboard under, space for fridge/ freezer, tiled flooring.

### Bedroom One

11' 9" x 9' 4" (3.58m x 2.84m) Rear aspect window, electric wall mounted heater.

### En-Suite

Shower cubicle with glass screen, wash hand basin, low level WC, heated towel rail, extractor fan, tiled floor.

### Bedroom Two

9' 2" x 8' 4" (2.79m x 2.54m) Rear aspect window.

### Bathroom

7' 2" x 6' 5" (2.18m x 1.96m) Panel enclosed bath with mixer tap and shower attachment, wash hand basin, low level WC, heated towel rail, tiled floor, extractor fan.

## Outside

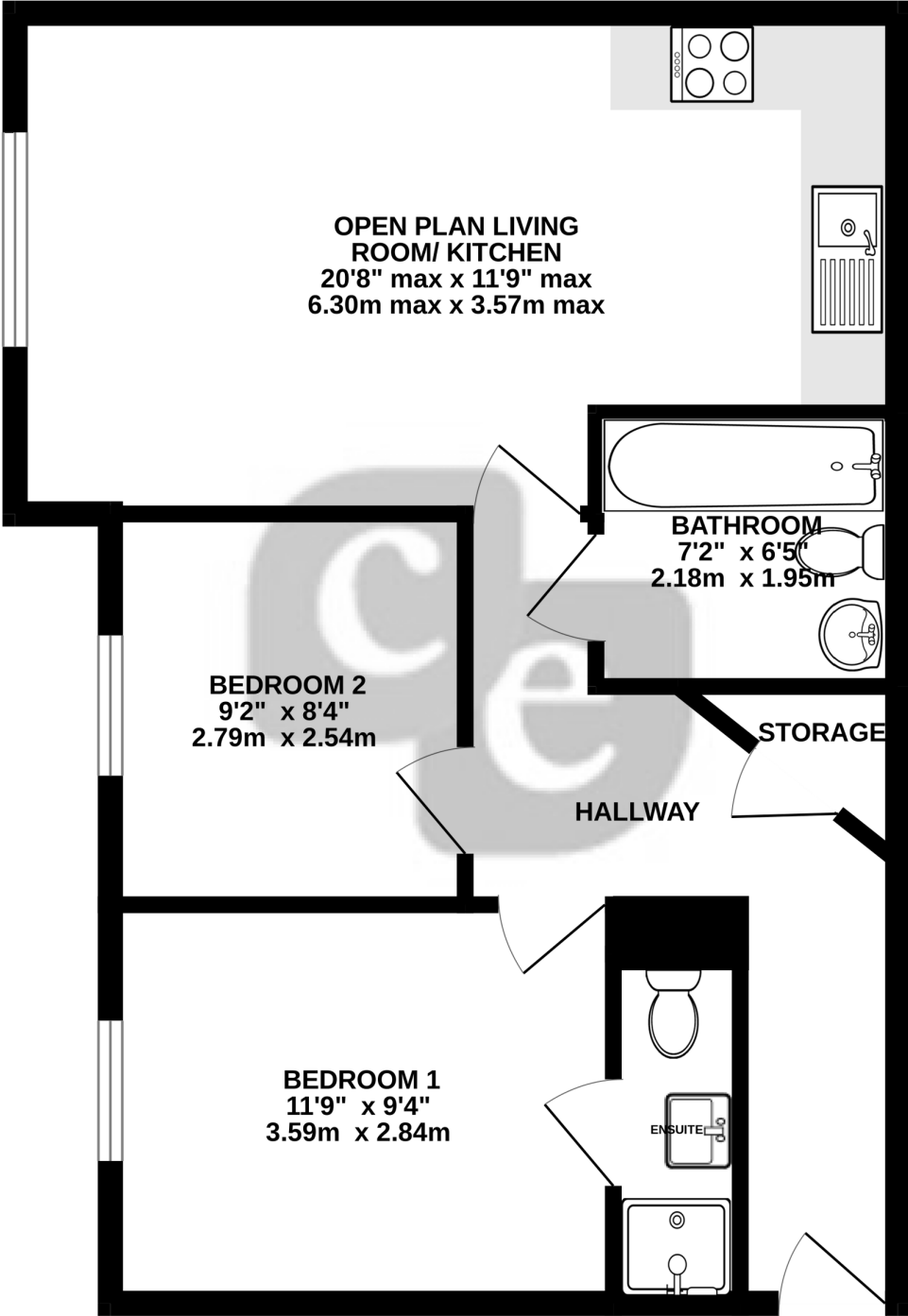
### Communal Parking and Rear Garden

Communal garden area mainly laid to lawn and communal residential off street parking area to front.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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