



HILTON KING & LOCKE
SPECIALISTS IN PROPERTY



115 Mead Avenue, Berkshire. SL3 8JD.

£225,000 Leasehold

Hilton King & Locke are pleased to present this spacious two double bedroom split-level duplex maisonette, offered to the market with no onward chain. Ideally situated in the heart of Langley, this well-located home is just a short walk from Langley Station and the vibrant High Street, providing excellent transport links and a wide range of local amenities. This generously proportioned property is an excellent opportunity for first-time buyers or investors. Set over two floors, the accommodation is well laid out and offers a great sense of space throughout. The ground floor features a welcoming entrance hall, a bright and airy reception room with large windows allowing for an abundance of natural light, and ample space for both a three-piece sofa and dining area. There is also a separate fitted kitchen with a good range of units and space for freestanding appliances. A bathroom with a panelled bath completes the first floor accommodation. Upstairs, you'll find two well-sized double bedrooms, both offering plenty of room for freestanding furniture. Further benefits include an external storage cupboard and the advantage of being chain-free, ensuring a straightforward and hassle-free purchase. Early viewing is highly recommended to fully appreciate the generous space and potential this property has to offer.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete



within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.



Important Notice

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Hilton King & Locke Ltd in the particulars or by word of mouth or in writing as being factually accurate about the property, its condition or its value. Hilton King & Locke Ltd does not have any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Photographs etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.



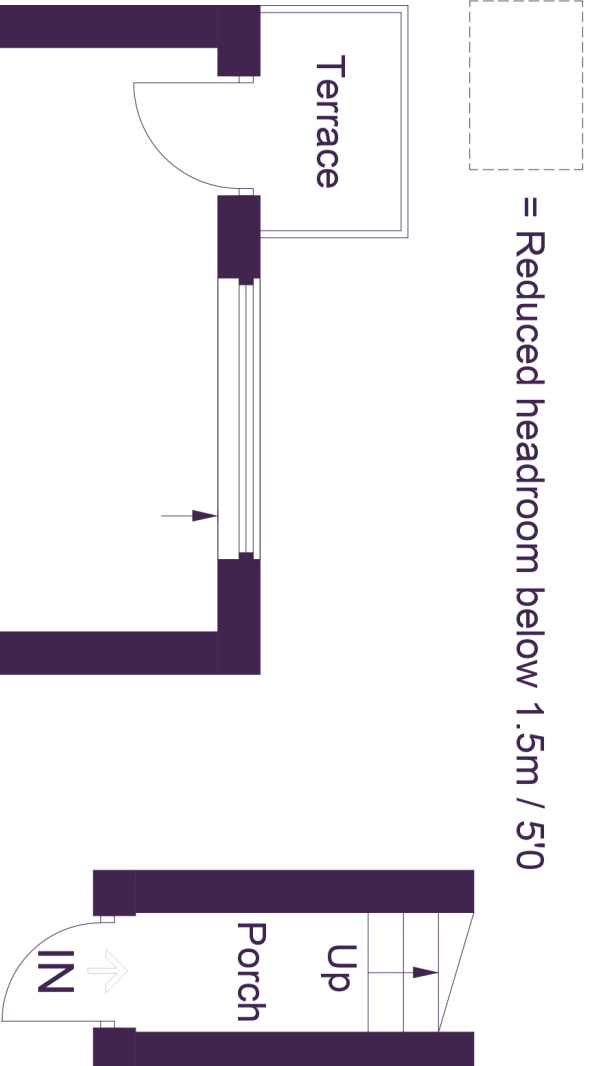
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Approximate Gross Internal Area
Ground Floor = 2.0 sq m / 21 sq ft
First Floor = 37.5 sq m / 404 sq ft
Second Floor = 27.2 sq m / 293 sq ft
Total = 66.7 sq m / 718 sq ft

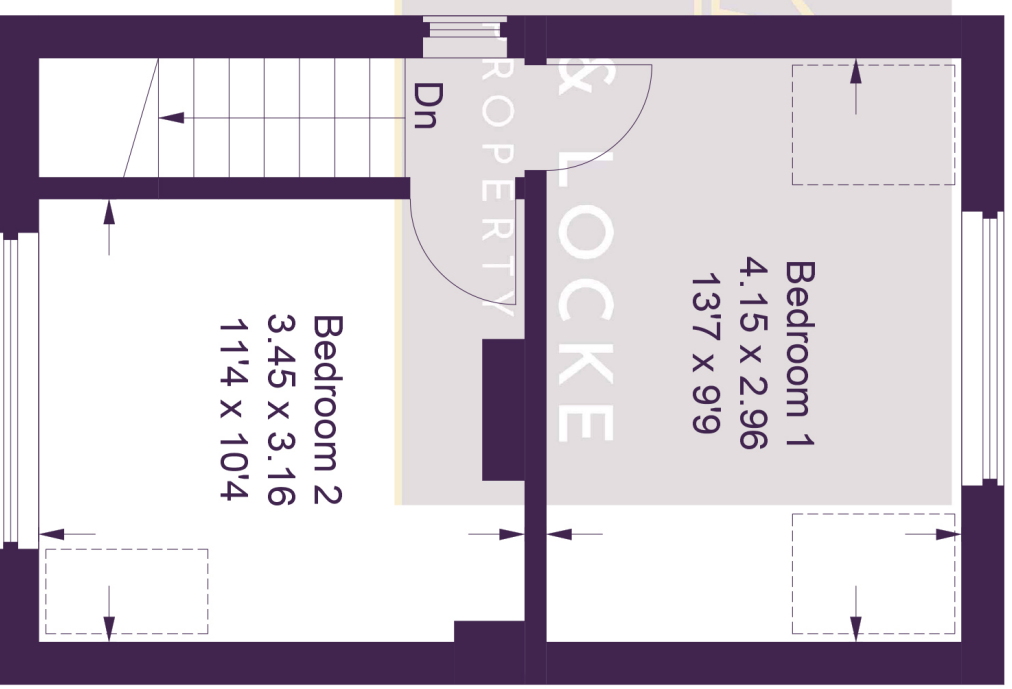
= Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor



Second Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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