



HILTON KING & LOCKE  
SPECIALISTS IN PROPERTY



17 Wellesley Court, IVER, Buckinghamshire. SL0 9AT.

£250,000 Share of Freehold



Hilton King & Locke are pleased to bring to the market this second floor apartment with the added benefit of a south facing balcony and garage! This property also comes to the market with a lease over 975 years and peppercorn ground rent (not collected) and NO CHAIN! Council tax band is a C.

A viewing is essential to appreciate this spacious, bright, and airy TWO DOUBLE bedroom apartment, which also offers a GARAGE, in this sought after location in Richings Park, situated within 1 MINUTE'S WALK OF IVER CROSS RAIL LINK, plus local shops and amenities. The property has been recently decorated throughout and has just been fitted with new carpets.

The property is situated on the Second floor and Wellesley Court provides residents with a lift. The accommodation is well-presented throughout and comprises entrance hall, large reception room offering space for sitting and dining with a door leading to a south facing balcony. The kitchen has an array of appliances such as a built-in microwave, integrated washing machine and fridge freezer, pyrolytic oven, and induction hob as well as space for a condenser tumble & dishwasher. Leading to the two double bedrooms you have a double hallway cupboard, perfect for storage. Both bedrooms have been newly carpeted and have the added benefit of fitted wardrobes. The family bathroom is a fully tiled 4-piece bathroom suite with separate shower and bath. Outside you have a single garage with power supplied by an inverter with shelving for added storage. There are also large communal gardens to the front and side of the property. The private car park provides plenty of parking on a first come, first serve basis. Two parking permits are issued to each apartment.

Wellesley Court is a stone's throw from a variety of local amenities and is situated a short walk from Iver train station where the Cross Rail link is active and provides a line to Heathrow and a fast service into London. (25 Minutes to Paddington).





The village of Iver has various other facilities including shops, pubs, and restaurants as well as Black Park and Langley Park. Uxbridge is closeby where there is a larger shopping centre with multiplex cinema and an Underground train station. Iver Village Medical Centre is only a 4-minute drive as well as local Costcutters that is only a 1-minute walk that benefits from a post office.

There are many good state and independent schools in the surrounding area. The property is also within easy access of the M4, M40 and the M25 motorway networks.

#### Auctioneer Comments

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 will pay £300 inc VAT for this pack.

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 £450. 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.

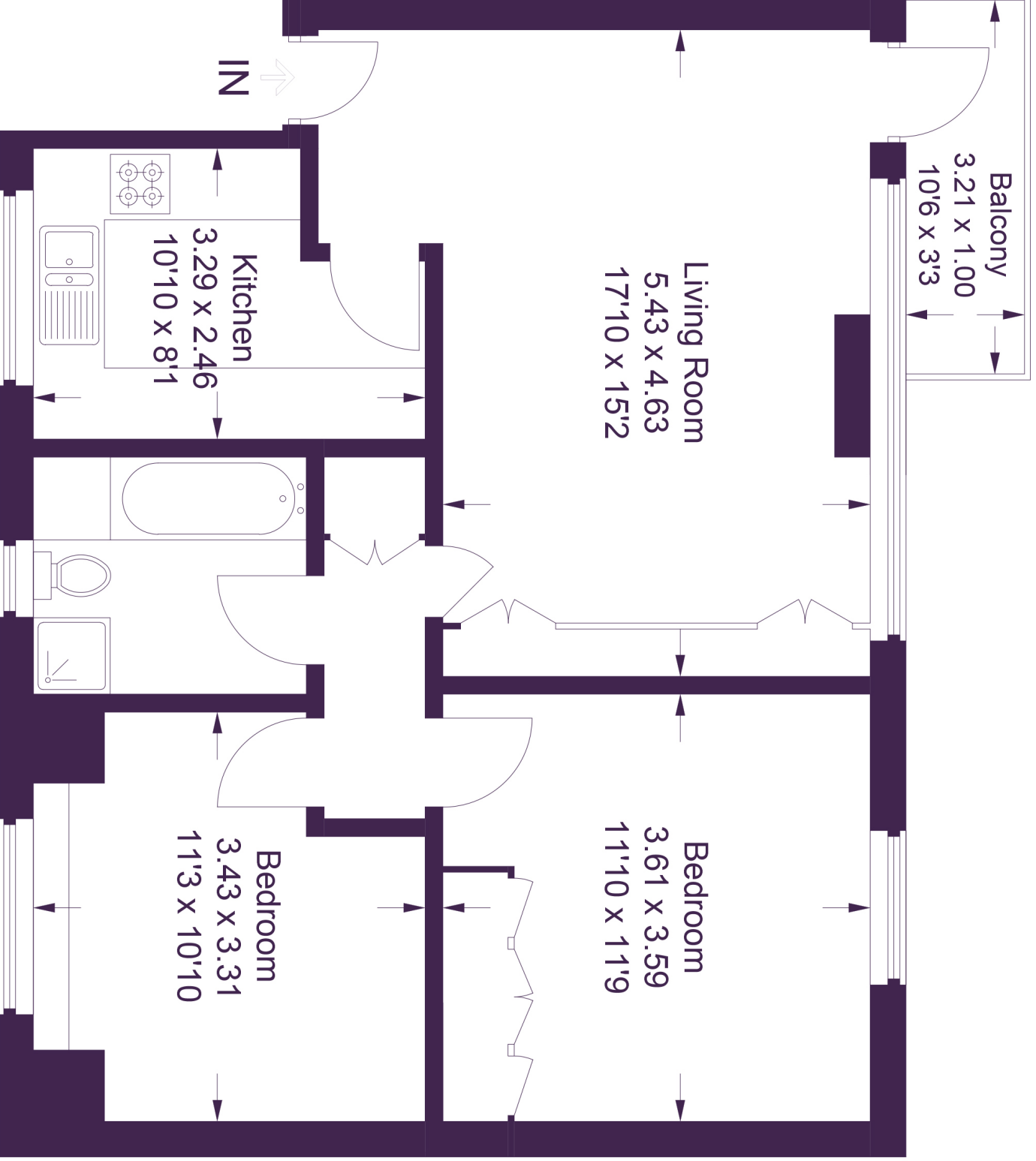


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# Wellesley Court

Approximate Gross Internal Area  
62.7 sq m / 675 sq ft



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.