



All enquiries Ref: James Paterson

Long leasehold 1 bedroom first floor self-contained flat requiring modernisation

Location:

The property is situated on Broadwater Close off Staines Road. Public transport links include Wraysbury Mainline Rail Station together with a network of local bus services serving the surrounding vicinity. Road links include the A308 and the M25 (Junction 13). Shopping amenities can be found locally within Wraysbury Village Centre, with an extensive range of shops, bars and restaurants being found in Staines-upon-Thames Town Centre and Windsor Town Centre. Recreational pursuits can be found locally at the open spaces of Wraysbury Reservoir, Wraysbury Riverfront and Windsor Great Park.

Description:

Long leasehold 1 bedroom first floor self-contained flat requiring modernisation.

Accommodation:

First floor: One bedroom, reception room, kitchen, bathroom/WC

Outside: Demised Garden

Gross Internal Area GIA (Source: EPC) approximately 55 sq m (592 sq ft)

EPC rating: E

Council Tax Band: B

Lease:

Held on a new long lease for a term of 990 years from completion – please refer to the legal documentation on our website for further information.

Note:

All services are disconnected and it is the buyers responsibility following completion to have the services re-connected by correctly qualified engineers. No warranties or guarantees are given as to the condition of the heating system or any services, the buyer must rely on their own inspection and enquiries.

To view:

Strictly by arrangement with the auctioneer. Please see important advice for viewers on page 19 of this catalogue.

