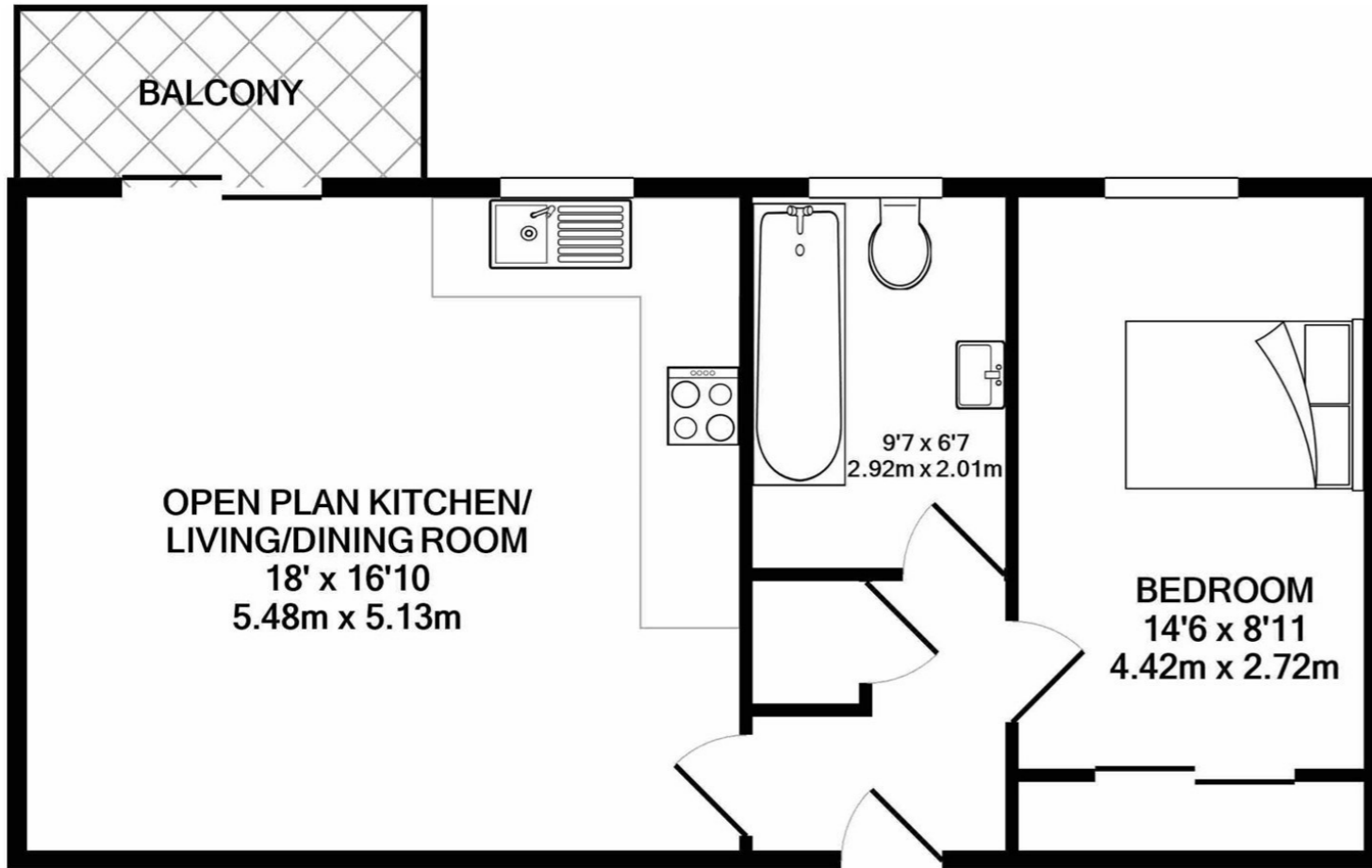


Draft Brochure



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

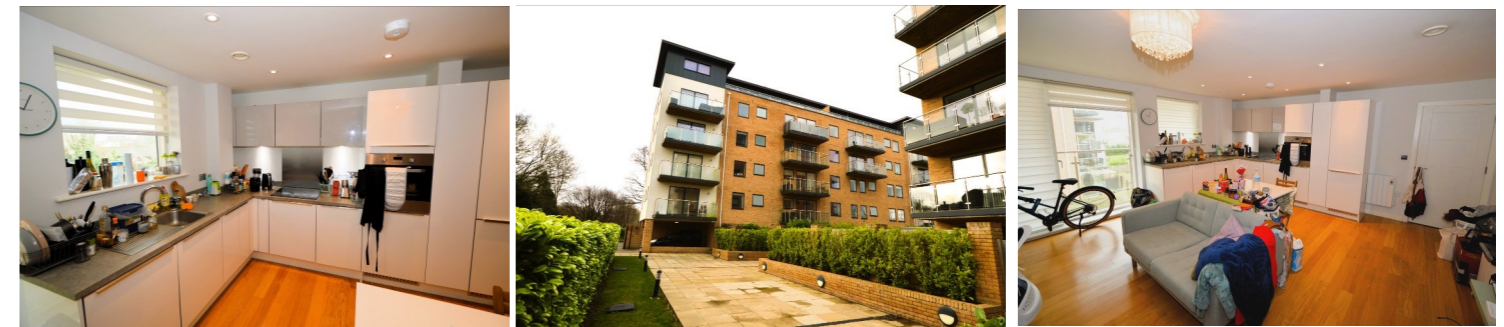
Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

* Please contact us before viewing: If there is something of special importance to you, we can provide you with further information or make enquiries. This could be especially important if you are coming some distance to view.

* Although these details are believed to be correct, they are not guaranteed. Purchasers should satisfy themselves as to their accuracy.

*Electrical and gas appliances are not tested.

* Sizes given are maximum approximate dimensions.



**Westbury Mansions, Old Bracknell Lane West,
Bracknell, Berkshire, RG12 7LZ**

BEING SOLD via SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY.

Starting Bid £200,000



Howlands Sales & Lettings Ltd, 35 High Street, Bagshot, Surrey, GU19 5AF

Tel: 01276 477298 E-mail: info@howlands-property.co.uk

Registered in England & Wales. Company No: 08425452

VAT Registration No: 104 9669 02

Registered Office Address: The Clink, 3 Church Street, Odiham, Hampshire, RG29 1LU



BEING SOLD via SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £200,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

**Immediate 'exchange of contracts' available
Sold via 'Secure Sale'**

SUMMARY: Westbury Mansions is a modern block of apartments built by Hodson developments in 2017. This spacious one bedroom second floor apartment benefits from high specification finishes, a large balcony and secure under ground parking. Comprising a spacious open plan living room with kitchen, excellent double bedroom with wardrobes and a luxury white suite bathroom. The property has electric heating and double glazed windows. Outside, there is an underground car parking space, cycle store and communal garden areas. Ideal for first time buyers or rental investment.

LOCAL INFORMATION: Located just a short walk from Bracknell town centre, featuring The Lexicon shopping centre with its array of shps, restaurants and amenities. Bracknell's mainline trains station allows easy access to London Waterloo and Reading. Both M3 and M4 are also within easy reach.

A communal entrance with hallways and a lift leads to the second floor. Front door to the flat;

ENTRANCE HALL: Wood laminate flooring, airing cupboard with hot water tank, electric meter and fuse box.

OPEN PLAN LIVING ROOM/KITCHEN: 18 x 16'10 (5.48m x 5.13m). Attractive wood laminate flooring, plain ceiling, electric heater, double glazed sliding door to the balcony, **KITCHEN AREA** with white base and wall cupboards, stainless steel sink with mixer tap, double glazed window, built-in Zanussi dishwasher, four ring electric hob, cooker hood above, built-in Zanussi oven, integrated fridge/freezer.

DOUBLE BEDROOM: 14'6 x 8'11 (4.42m x 2.72m). Plain ceiling, double glazed window, electric heater, mirror sliding wardrobes with hanging and shelf storage space.

BATHROOM: A white suite with panel enclosed bath with shower over bath, shower screen, low level WC, double glazed window, wash basin with mixer tap, mirror.

PROPERTY KEY FACTS

Council Tax: B (£1,533.74 2023/24)

Local Authority: Bracknell Forest

Flood Risk: Very Low

Conservation Area: No

Property Type: Second Floor Flat

Parking: One Allocated Parking Space

LEASEHOLD INFORMATION

Ground Rent: £250 annually

Service Charge: £2,160 annually

Term: 250 Years from 1st January 2017

Years Remaining: 243 Years

AUCTIONEERS 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.

