





## Property Description

A well-presented two-bedroom split level maisonette which has been converted within a 300-year-old property. Located in the heart of this picturesque village. The property is well located to local amenities whilst Langley High Street with its mainline station offering the Elizabeth Line is within two miles.

This character property benefits from 16ft living room with beamed ceiling, re-fitted kitchen & bathroom, useful large loft room with skylight, GCH, courtyard garden and allocated parking space. Viewings highly recommended!

## Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of

the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Hall

Door to kitchen

## Lounge

16' 4" x 14' 3" ( 4.98m x 4.34m )

Rear aspect window, radiator, beamed ceiling, real wood floor, double doors to courtyard

## Kitchen

12' 6" x 11' 5" ( 3.81m x 3.48m )

Side aspect window, enamel sink with mixer tap & cupboard under, range of wall & base units, integrated fridge freezer, integrated four ring gas hob with electric oven under, extractor fan, built-in wine rack, plumbing for washing machine, built-in cupboard housing boiler, tiled floor, stairs to first floor

## First Floor

### Landing

Access to loft, stairs to loft room with skylight

### Bedroom One

13' 5" x 12' 5" ( 4.09m x 3.78m )

Dual aspect windows, radiator, laminate floor

### Bedroom Two

8' 2" x 7' 4" ( 2.49m x 2.24m )

Side aspect window, radiator, laminate floor

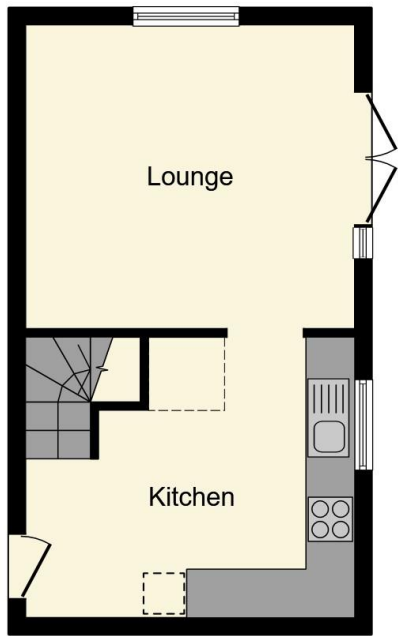
## Bathroom

Side aspect window, paneled bath with mixer tap, shower attachment & glass shower screen, WC, wash hand basin, heated towel rail, laminate floor

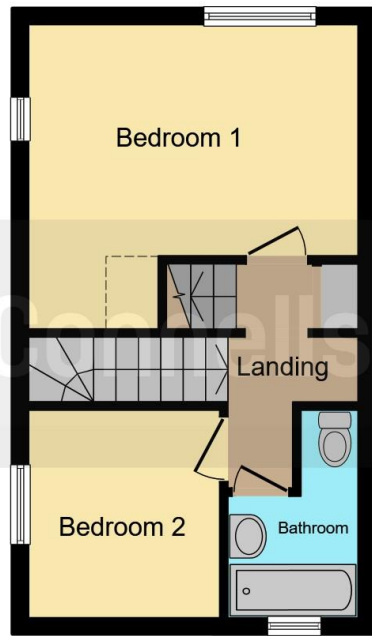
## Outside

Courtyard garden mainly laid to decking

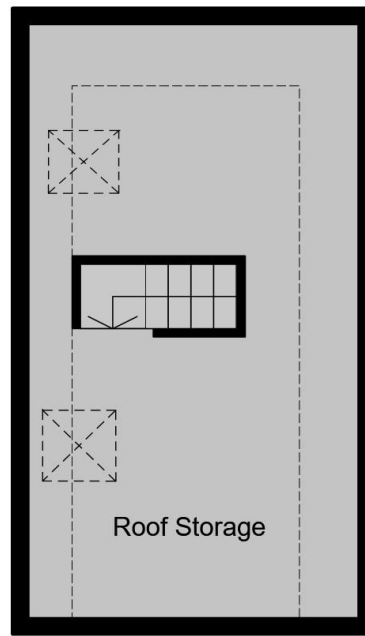




**Ground Floor**



**First Floor**



**Second Floor**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

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**E [slough@connells.co.uk](mailto:slough@connells.co.uk)**

111 High Street  
 SLOUGH SL1 1DH

EPC Rating:  
 Awaited

Council Tax  
 Band: C

Service Charge: Ask  
 Agent

Ground Rent:  
 Ask Agent

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: SGH311203 - 0002