



5 Eton House 19 Upton Park, Slough, SL1 2DA

**£135,000**



**HORLER**  
DATCHET



## 5 Eton House 19 Upton Park, Slough, SL1 2DA

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135.000

A top floor apartment within this character building located within the forever popular Upton Park development moments from Slough Town centre, the fantastic transport links and on the doorstep of Herschel Park. The property comprises of a lounge through dining room, separate kitchen, good size double bedroom and bathroom.



### **Sold via Secure Sale online bidding**

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### **Communal Entrance:**

Through a secure front door with intercom system, stairs leading to top floor:

### **Entrance:**

Through a wood front door with stairs leading to:

### **Hall:**

A spacious hall with recessed storage cupboards and doors into:

### **Living through dining room:**

An 'L-shaped' room with a window over the front aspect, recessed storage cupboards, radiators, TV, power and telephone points. Door into:

### **Kitchen:**

Fitted with a range of base level wood effect units with a roll edge work surface, inset sink with drainer, integrated oven with hob above, space for freestanding under counter fridge and washing machine, space for further freestanding furniture, Velux skylight window over the rear aspect, tile splash backs and tile effect flooring.

### **Bedroom:**

A double bedroom with ample space for freestanding furniture, window over the rear aspect, radiator and power points.

### **Bathroom:**

A three piece suite comprising of a single shower cubicle, low level W.C, pedestal wash basin, radiator and extractor fan.

### **General information:**

Tenure: Leasehold

Lease: 66 years remaining

Service charge: £1150pa

Ground rent: £100pa

Council tax: Band C - £1944pa

### **Legal note:**

\*\*Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed and they do not form part of any contract.\*\*

### **Auctioneers 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.

### **Auctioneers Additional Comments**

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.



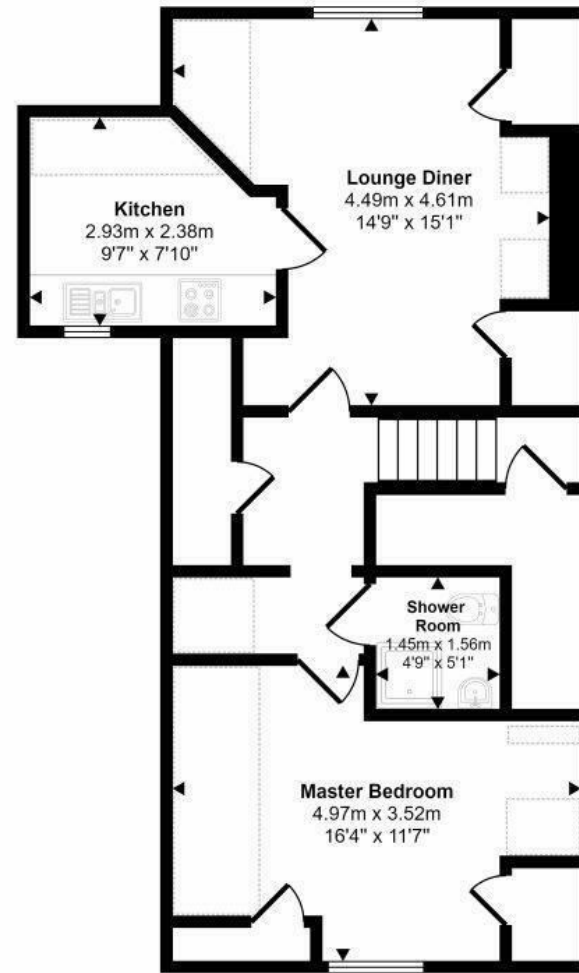









Approx Gross Internal Area  
55 sq m / 593 sq ft



Floorplan

 Denotes head height below 1.5m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.