



Holmlea Road Datchet Berksire SL3

Long Lease

- First Floor Studio Apartment • Recently Re-Decorated • Double Glazing • Electric Heating • Fitted Kitchen • Bathroom • Long Lease • No Upper Chain •

Guide Price £147,500

DESCRIPTION

Boasting a convenient location approximately 2.5 miles to Windsor Castle and within walking distance of Datchet mainline railway station. A first floor studio apartment which has been recently re-decorated and greatly improved by the present vendor and would make an ideal buy to let investment or market entry for first time purchasers. The flat, which has a long lease, is well presented and is accessed via a communal entrance with security entry telephone. Selling features include a good sized studio room with newly fitted carpet, kitchen fitted with a range of wall and floor cupboard units, bathroom, double glazing, electric heating and an allocated car parking space.

WINDOWS

Double glazed sealed unit windows.

HEATING & HOT WATER

Electric night storage heating. Electric immersion heater in hot water cylinder which provides the domestic hot water.

OUTSIDE

Allocated car parking space.

LOCATION

The flat is within walking distance of the village with mainline railway station. London Heathrow Airport, the motorway network, Slough Trading Estate and Windsor are all within easy motoring distance.

COUNCIL TAX BAND

We understand that the current council tax band is B.

TENURE

We understand that the property is held on a lease term of 999 years from 01/01/1984.*

GROUND RENT

We understand that there is a ground rent payable currently £50 per annum. This figure may rise throughout the term.*

SERVICE CHARGE

We understand the annual service charge payable is currently £1096. This includes the buildings insurance*

NOTE

* The vendor has provided us with the information included but this has not been verified. Buyers must confirm this via solicitors.

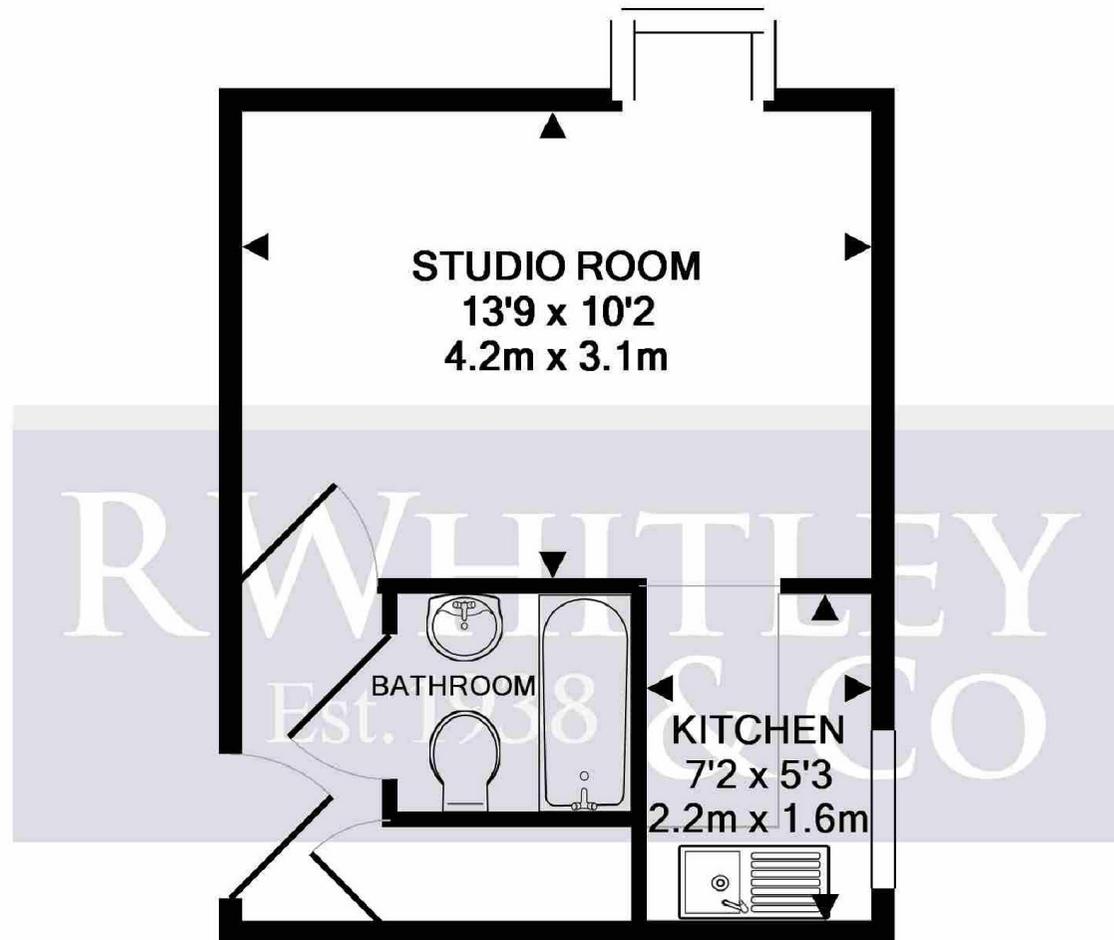
SERVICES

Mains electricity, water and drainage.

VIEWINGS

Strictly by appointment with R Whitley & Co.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL APPROX. FLOOR AREA 245 SQ.FT. (22.7 SQ.M.)

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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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For clarification we wish to inform prospective purchasers that we have prepared these particulars as a general guide. No responsibility is taken for any errors, omissions or mis-statements. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements are approximate and rounded. Arrows on the floor plan indicate the points where the measurements were taken. Floor plans are for illustrative purposes only and should not be relied upon for carpets, floor coverings, furnishings, kitchen and other equipment. Formal notice is also given that all fixtures and fittings, carpeting, curtains/blinds, kitchen and other equipment, whether fitted or not, are deemed removable by the vendors unless specifically itemised within these particulars. These particulars do not constitute, nor constitute any part of an offer or contract and are issued upon the understanding that all negotiations are conducted through R Whitley & Co. The vendor does not make or give and neither R Whitley and Co nor any person in their employment has the authority to make or give any representation or warranty what so ever in relation to this property.