

The **Frost** Partnership

Slough Sales: T: 01753 820000 E: slough@frostweb.co.uk

Flat 7, Oakdale Court, St. Pauls Avenue, Slough, Berkshire, SL2 5EX

Asking Price £249,950 Leasehold

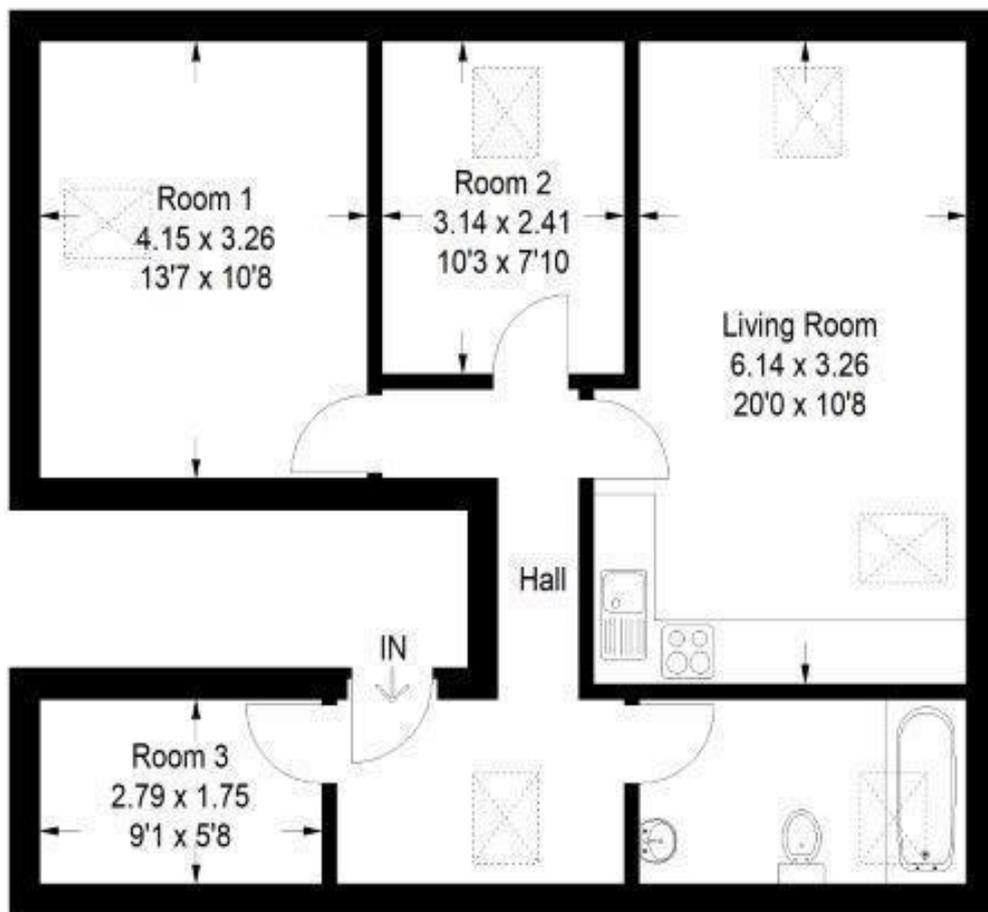


- Brand new third floor apartment
- Built to a high specification
- Allocated parking space

- 10 year build warranty
- Walking distance of station (Crossrail due 2022)
- Help to buy available

7 Oakdale Court

Approximate Gross Internal Area
64.2 sq m / 691 sq ft



Third Floor

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2020 (ID683261)

Property Description

A brand new third floor apartment situated within walking distance of Slough town centre and station (Crossrail due 2022) with the added attraction of 'Help to Buy' and 10 year build warranty. The property would make an ideal rental investment (expected rental of £1100 pcm) or first time purchase.

EPC Rating: B

Outgoings We understand the property is held on a 125 year lease at a ground rent of £250.00 per annum. There is a variable service charge of, at present, £980.00 per annum.

VIEWING

Via The Frost Partnership, Mackenzie Street, Slough, Berkshire

Telephone: 01753 820000 Email: slough@frostweb.co.uk

AGENT'S NOTE

Mortgage Advice Bureau (MAB)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Mortgage Advice Bureau (MAB). They are one of the largest mortgage brokers in the country and provide specialist mortgage advice. They can search thousands of mortgage deals to find the right one for you and due to their size have exclusive rates from many lenders that cannot be found on the high street or anywhere else. MAB have won over 70 national awards for the quality of their advice and service during the last five years. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, The Frost Partnership will receive a referral fee of £300 inclusive of VAT from MAB. You will not have to pay anything with regard to this to The Frost Partnership.

Home Legal Services (HLS)

We are pleased to confirm that we offer you and all our clients the opportunity to consult with Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing



Special Note: For clarification, we wish to inform prospective purchasers that we have prepared these sale particulars as a general guide. We have not carried out a detailed survey, nor tested the service appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings.

Whilst these particulars are believed to be correct they are not guaranteed by the vendor or the vendor's agent 'The Frost Partnership' and neither does any person have authority to make or give any representation or warranty on their behalf. Prospective purchasers must satisfy themselves by inspection or otherwise as to the correctness of each statement contained in these particulars. All measurements are approximate and the particulars do not constitute, or form part of, an offer or a contract.

