

The **Frost** Partnership

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

Flat 1 & 2, Bournefield, Bourne Road, Slough, SL1 2PD

£460,000 Leasehold Flats with Freehold

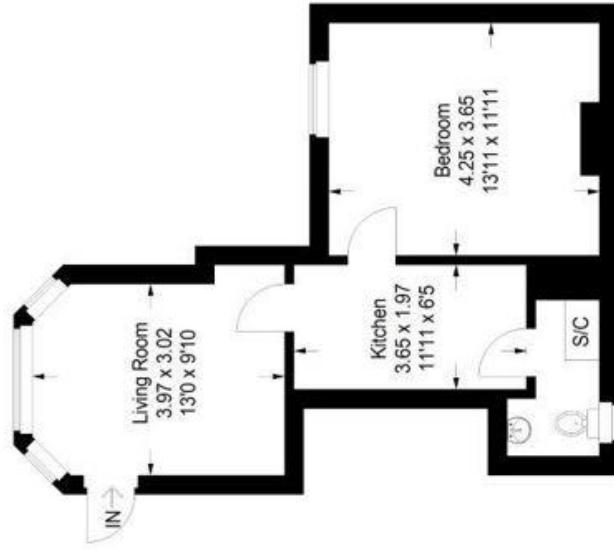


- Investment/development potential
- One bedroom ground floor flat
- Two bedroom ground floor flat

- Basement with potential subject to necessary consents
- Sold with freehold of entire property
- Vacant possession

Bournefield Flat 1, 2 And Basement

Approximate Gross Internal Area
39.3 sq m / 423 sq ft

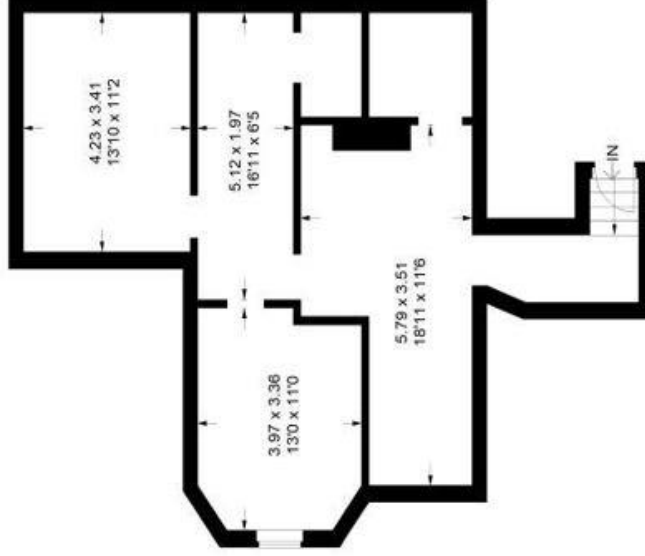


Flat 2

Illustration for identification purposes only,
measurements are approximate, not to scale.
FloorplansUsketch.com © 2022 (ID 853356)

Bournefield Flat 1, 2 And Basement

Approximate Gross Internal Area
69.4 sq m / 747 sq ft



Basement

Illustration for identification purposes only, measurements are approximate, not to scale.
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Property Description

A unique opportunity to acquire a one bedroom flat, a two bedroom flat and a basement, with potential for re-development, subject to the necessary consents with the addition of the freehold. The remaining flat in the property is owned independently. Offered with vacant possession, cash offers are invited for this investment opportunity and viewings can be arranged through the vendor's sole agent.

EPC Rating: G

Council Tax Band: B

Bournefield Flat 1, 2 And Basement

Approximate Gross Internal Area
49.3 sq m / 531 sq ft



Flat 1

VIEWING

Via The Frost Partnership, Mackenzie Street, Slough, Berkshire
Telephone: 01753 820000 Email: slough@frostweb.co.uk

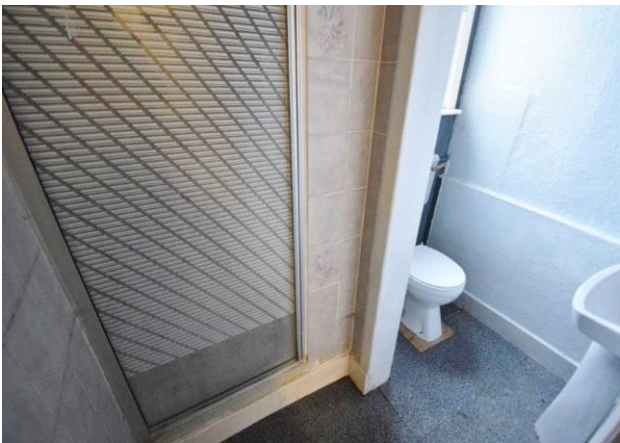
AGENT'S NOTE

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 solicitors who operate on a fixed fee and a no sale, no fee arrangement, with 24/7 online case reports keeping you up to date at all times. It is your decision whether you choose to deal with HLS. Should you decide to use HLS, The Frost Partnership will receive a referral fee of £250 inclusive of VAT from HLS. You will not have to pay anything with regard to this to The Frost Partnership.



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.