

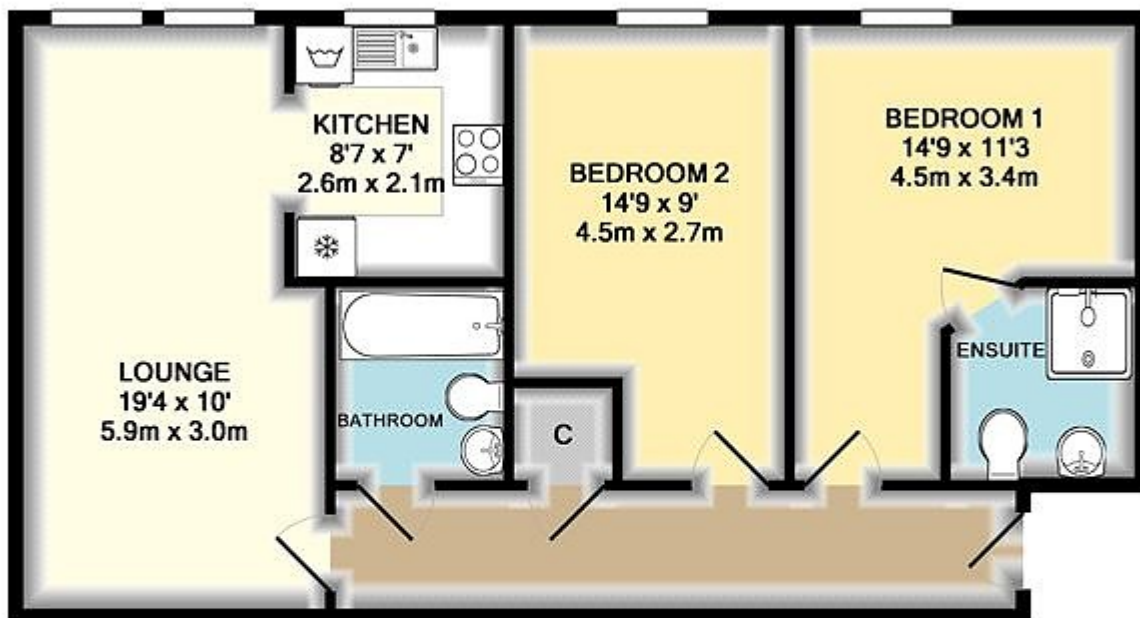
The **Frost** Partnership

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14 New Horton Manor, Dawn Redwood Close, Horton, Berkshire SL3 9QR Offers In Excess Of £250,000 Leasehold



**** ATTENTION FIRST TIME / INVESTMENT BUYERS **** A top floor two bedroom apartment, benefitting from an ensuite to the master bedroom, a further double bedroom, family bathroom and bright open plan kitchen / dining / living room. The property is located in Horton Village within landscaped gardens, with allocated parking and security entryphone system. Furthermore it is less than a mile from Sunnymeads station on the Waterloo line, the M4 / M25 and Heathrow. Offered to the market with NO ONWARD CHAIN. Early viewing Recommended. EPC Rating: B



TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.7 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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Lease Information:

We have been advised that there are 108 years remaining on the Lease. The ground rent is £100 per annum and the service charge is £1,420.10 per annum.

Council Tax Band: C

Windsor and Maidenhead Royal Borough Council, Council Tax Band C for Horton, being £1,353.84 for 2021/22

Mortgage Services:

We refer prospective purchasers to Mortgage Advice Bureau (MAB). They are a leading mortgage network as well as the most recognised intermediary consumer brand, winning over 70 national awards for quality of its advice and service during the last five years. They can search thousands of mortgage deals to find the right one for you. Some of these schemes cannot be found on the high street and are exclusive to them. It is your decision whether you choose to deal with MAB. Should you decide to use MAB, we will receive a referral fee of £300 inclusive of VAT from them.

Conveyancing Services:

We refer prospective purchasers to Home Legal Services (HLS) for conveyancing services. HLS provide us with a panel of quality conveyancing solicitors who operate on a fixed fee and 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, we will receive a referral fee of £250 inclusive of VAT from them.

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.