



SITUATION

Located opposite the junction with Langley Road in this modern neighbourhood shopping centre in the heart of Langley which includes a **Budgens**, **Post Office** and **Domino's**. In addition, Langley College is situated opposite and Langley Station (Elizabeth Line) is within easy walking distance.

Langley is a popular suburb of Slough, conveniently located for Heathrow Airport, the M4 (Junction 5), the M25 (Junction 15), approximately 18 miles west of central London.

PROPERTY

Forming part of a purpose-built shopping parade comprising a **4 Bed Self-Contained Flat** planned on first and second floors in need of modernisation.

The property is accessed via a rear communal walkway.

ACCOMMODATION (measurements to maximum points)

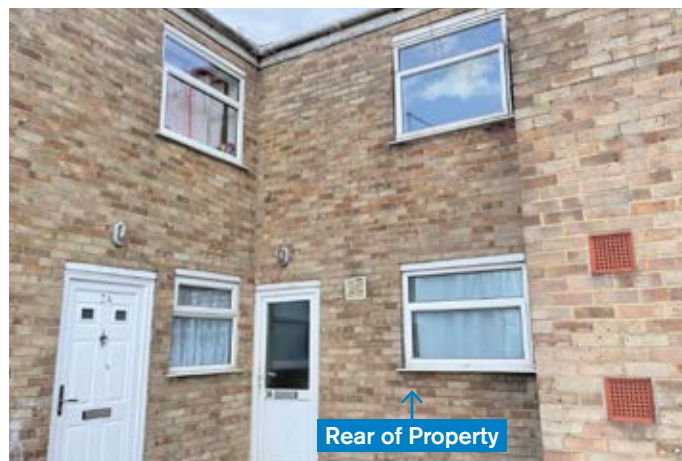
First Floor

Living Room	17'11" x 15'9"
Kitchen	9'8" x 8'7"
Bathroom/WC	8'9" x 4'5"

Second Floor

Bedroom 1	11'11" x 9'6"
Bedroom 2	11'11" x 8'1"
Bedroom 3	12'8" x 8'1"
Bedroom 4	9'7" x 9'5"

GIA Approx. 880 sq ft



VAT is NOT applicable to this Lot

TENURE

Leasehold for a term of 125 years from 29th September 2020 at a fixed ground rent of £100 p.a. rising by £50 p.a. every 25 years.

Offered with Vacant Possession

Note 1: A 3 bed flat at 2a Harrow Market sold in July 2020 for £220,000.

Note 2: Refer to Auctioneers for the virtual tour of the flat.

Vacant 4 Bed Flat

The Surveyors dealing with this property are
Steven Grossman and **Nathan Schindler**

Joint Auctioneers

Day and Bell Surveyors
Tel: 020 8445 3611 Ref: Alex Mason
Email: alex.mason@dayandbell.co.uk

Vendor's Solicitors

Michelmores LLP
Tel: 01392 688 688 Ref: Richard Walford
Email: richard.walford@michelmores.com

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 plus VAT upon exchange of contracts
***Refer to points 9 and 10 in the 'Notice to all Bidders'**

