



## COBHAM CLOSE SLOUGH, SL1 5EL

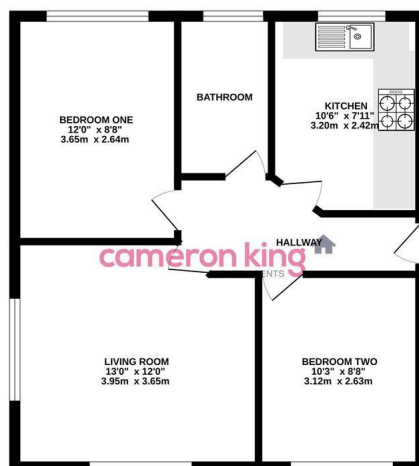
Situated in the heart of Cippenham, this well-presented two-bedroom apartment is ideal for first-time buyers or investors. The property offers generous living space, a healthy lease, resident and visitor parking, and well-maintained communal gardens.

The spacious dual-aspect living room features an attractive fireplace, while the

# £190,000



GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 517 sq.ft. (48.0 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, counts and any other items are approximate and no responsibility shall be accepted in connection with this plan. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The purchaser, agent and agent's client shall not be bound and no guarantee as to their suitability or otherwise can be given. Made with Metaphor C2004

modern kitchen is well equipped with integrated cooking appliances and ample storage. Both bedrooms are comfortable doubles, complemented by a family bathroom.

Conveniently located close to Burnham Rail Station, offering direct access to Central London via the Elizabeth Line, with local amenities and major road links also within easy reach.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the

- 1.2 miles from Burnham Rail Station (access across Central London via the Elizabeth Line)
- Secure entry phone system
- Easy access to M4 Motorway (Junctions 6 & 7)
- One allocated residents parking space
- Within walking distance of Western House Academy and Westgate School
- Two spacious bedroom
- Close to local shops
- Sold with no onward chain



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