

# Lot 8

By order of the executors

## 13 Chiltern Court, Fawcett Road, Windsor SL4 5DJ

### GUIDE PRICE: £160,000



### FIRST FLOOR TWO BEDROOM FLAT IN NEED OF UPDATING

This first floor two bedroom flat is situated in a popular location adjacent to a public park and within walking distance of Windsor Town Centre. The property offers two bedroom accommodation and is in need of modernisation throughout although it does benefit from double glazing. The property also includes a garage in the block and communal gardens. This flat is sold with the benefit of vacant possession and will be of interest to owner/occupiers and investment purchasers. We would point out that we are advised that there are on-going communications relating to this block between the residents management company and the insurers in regards to some potential movement.

#### ACCOMMODATION

Communal hallway, entrance hall, enclosed balcony area, bedroom one, bedroom two, living room, kitchen, bathroom, communal gardens, garage to block

#### TENURE

Freehold - each resident owns a share of the freehold although we understand there is a concurrent lease of 999 years from 8th February 2013.

Ground Rent: peppercorn Service Charge: £810 pa

**LOCAL AUTHORITY & TAX RATING** Royal Borough of Windsor & Maidenhead 01628 683800. Council Tax Band: D

#### VENDORS SOLICITORS

Ms E Rochfort, Neale Turk & Rochfort, 12 Kings Ride, Camberley, Surrey, GU15 4JG, 01276 20551

#### VIEWING TIMES

4/9 @ 2pm, 7/9 @ 10.30am, 14/9 @ 2pm, 18/9 @ 10.30am

#### JOINT AUCTIONEERS

Gregory & Co, 242 Dedworth Road, Windsor, Berks, SL4 4JR, 01753865999



STARTING BID

FINAL BID

NOTES

SOLD ☐ UNSOLD ☐ SOLD PRIOR ☐ WITHDRAWN ☐