



St. Francis Close | | Crowthorne | RG45 6DF

Auction Guide £265,000

Leasehold

*Waterford's* W  
Residential Sales & Lettings

# St. Francis Close | Crowthorne | RG45 6DF Auction Guide £265,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £260,000

## Description

Set within a private, lift-served gated development with access to a communal garden, this impressive three-bedroom, two-bathroom second-floor apartment offers significantly more living space than many local houses within the same price range. Positioned for excellent privacy, every window enjoys leafy green views and an abundance of natural light throughout the day.

The property comprises three well-proportioned bedrooms, offering flexible space for family living, guests, a home office or children's rooms. The principal bedroom benefits from a private ensuite, while the remainder of the three bedrooms offer a central and a bright living area, ideal for both everyday living and entertaining.

- Prime Crowthorne Location: Walk to
- Fully fitted kitchen

woodland, High Street & local amenities. Conveniently located just a short walk from Crowthorne train station, the property provides excellent views over the village. Reading and London are all accessible under an hour. A range of local amenities are also within easy reach, including the artisan U Bakery, a pharmacy and the popular café The Hive, while nearby woodland offers attractive scenic walking routes.

- Allocated parking
- 104 Years Remaining on Lease

Crowthorne village is well regarded for its selection of both private and state schools, including Eagle House, Wellington College and the highly popular Edgbarrow Secondary School. The village high street offers a variety of everyday amenities, including coffee shops, butchers, supermarkets, hairdressers, pubs and restaurants, creating a lively and convenient community atmosphere.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the





marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

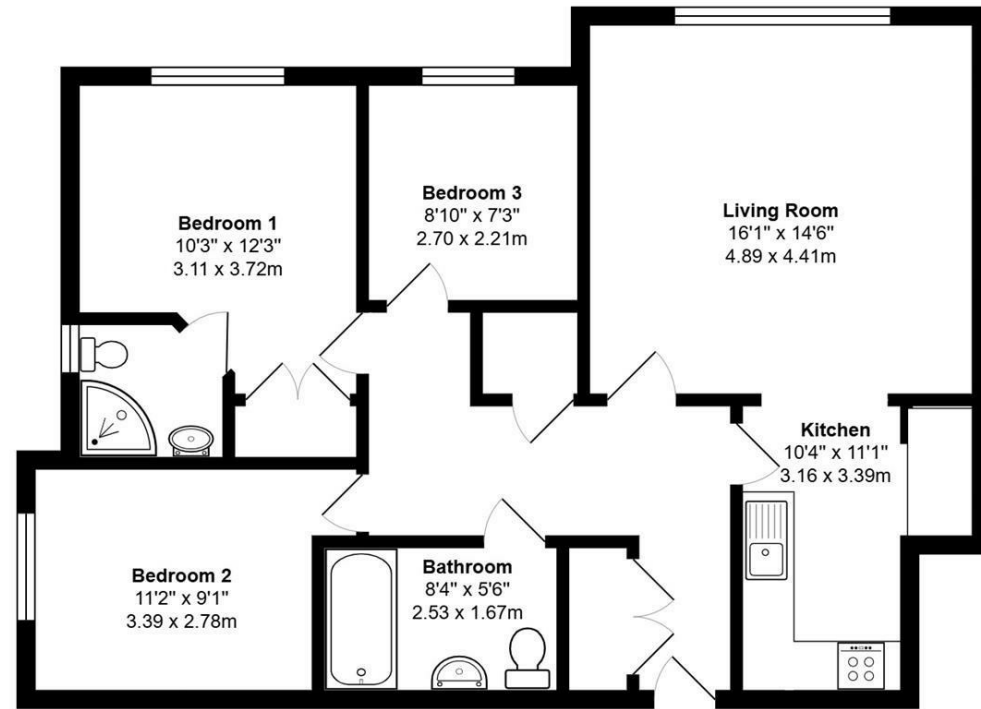
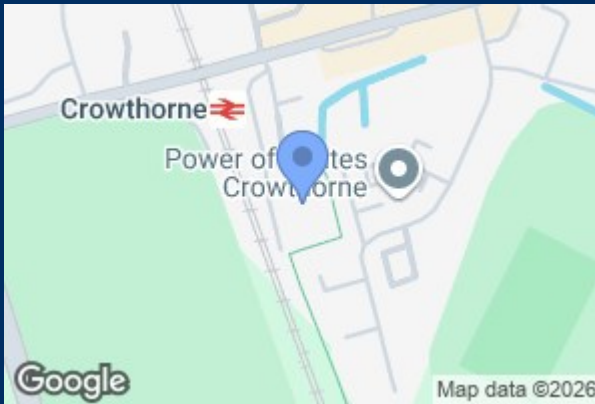
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

#### Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) <b>A</b>			
(11-11) <b>B</b>		84	84
(10-10) <b>C</b>			
(9-9) <b>D</b>			
(8-8) <b>E</b>			
(7-7) <b>F</b>			
(6-6) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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