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**Martin & Pole**  
inc. Watts & Son est. 1846

Residential & Commercial Estate Agents  
Sales • Lettings • Auctioneers • Valuers

Chartered Surveyors & Estate Agents

## 13 St Marks Place, Windsor SL4 3BG



**Central Windsor. Superbly presented with some wooden flooring and well-appointed kitchen and bathroom.**

**Currently Let and producing an income of £1,950 per calendar month. Suitable for ongoing investment or owner occupation. 2 parking permits, subject to conditions.**

**2 bedrooms, first floor bathroom, landing with staircase to loft room, entrance hall, front reception room, dining room, cloakroom, kitchen/breakfast room. Patio Garden.**

Energy Performance Certificate – D56

Broadband Speed – Ultrafast 1800Mbps highest available download speed  
Ultrafast 220Mbps highest available upload speed

**FOR SALE BY ONLINE AUCTION – To be advised (unless sold beforehand)**

**The Solicitors:** Bell Lax Solicitors, 2 Mill Street, Sutton Coldfield, Birmingham B72 1TJ  
Contact: Nusrat Baig  
Email: [Nusrat.baig@bellax.com](mailto:Nusrat.baig@bellax.com)



**Price Guide £620,000**

# 13 St Marks Place, Windsor SL4 3BG

**DESCRIPTION / LOCATION:** A semi-detached/mid-terrace house, originally forming part of a pair of semi-detached houses but with an adjoining house set back on the other side, making it a staggered terrace house. The property occupies a superb setting in a popular road close to the centre of Windsor. It is well presented with a high specification kitchen, some wooden flooring and would represent an ideal opportunity to continue as an investment property or for owner occupation.

Just a short walk from the historic town centre of Windsor, featuring of course the Royal Castle. An exceptional range of shops and restaurants and with 2 nearby railway stations, one in Windsor and the other in neighbouring Eton a short stroll across the river. M4 access a few minutes with easy access to Heathrow airport and central London. Although St Marks Place is a through road connecting St Marks Road and St Leonards Road, there is little through traffic.

## Second Floor:

**Loft Room:** 14'3 x 11'6 max with 2 Velux windows

## First Floor

**Bedroom 1:** at the front with 2 windows and range of built in wardrobes

**Bedroom 2:** airing cupboard

**Bathroom:** with shower cubicle, wash hand basin, low level WC

**Landing:** stairs to Ground Floor and Loft Room

## Ground Floor

**Entrance Hall:** with staircase

**Front Reception Room:** mainly open plan

**Dining Room:** with door to garden

**Cloakroom:** with wash hand basin and low-level WC

**Kitchen/Breakfast Room:**

**Kitchen area:**

**Breakfast area:** with double doors to garden

## Outside:

**Garden:** The rear garden is mainly patio with well stocked borders, partly enclosed with a brick wall.

**Car Parking:** 2 Resident's Permits – subject to qualifying criteria.

**Services:** Mains water, gas, electricity and drainage are connected.

**Council Tax:** Band E

**EPC:** D56

**Local Authority:** The property is within the administration area of the Royal Borough of Windsor and Maidenhead.

**Viewing:** By appointment with the Owner's Sole Agents and Auctioneers,  
**Martin & Pole, Wokingham, Tel: 0118 978 0777, Email: [wokingham@martinpole.co.uk](mailto:wokingham@martinpole.co.uk)**

**THE CONDITIONS OF SALE:** are included in the Legal and Information Pack available from the Auctioneers prior to the Auction Sale and online at [www.martinpole.co.uk](http://www.martinpole.co.uk). A copy of the Conditions of Sale will be attached to these Particulars to form part of the Contract.

\* Property Auctioneers are required by the ASA to explain to prospective buyers the definitions of Price Guide and Reserve. The Reserve is the minimum price set by the seller at which the auctioneer can sell the property. The reserve can be set and agreed at any point up to the start of the auction or indeed can be changed during the auction. The reserve can be lower than the guide price, the same as the guide price or up to 10% above the guide price. In accordance with ASA guidelines the guide price can be changed at any time up to and including the day of the auction sale. If the guide price is changed, we will endeavour to advertise the new guide price at the earliest opportunity. A list of final guide prices will be published in the auction room immediately prior to the sale. This may be the first opportunity to publish changes.

## IMPORTANT NOTICES

### Identification of the Buyer

To accord with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and the Proceeds of Crime Act 2002 as amended:

**For online auctions:** To register no less than 24 hours before the start of the auction on the AMS platform (accessed via our website) which requires proof of ID to accord with the above regulations. The registered bidder, if successful, is the Buyer. If it is intended there should be two or more parties or a company bidding, the regulations apply to all parties including company directors.

**For Public Auctions:** The same regulations apply, with registration no less than one hour before the start of the sale.

### Buyer's Fee

A charge of £900 (inc VAT), payable only by the successful Buyer, will be due to the Auctioneers Martin & Pole. An appropriate VAT receipted invoice will be issued.

### Signing the Memorandum, Payment of the Deposit and Buyer's Fee

The Auctioneer is authorised to sign the Memorandum/Contract on behalf of the Buyer. The successful bidder at an online auction is liable to pay the deposit and the Buyer's Fee of £900 inc vat at the conclusion of the sale or for a sale by public auction, on the fall of the hammer. The deposit and Buyer's Fee should be paid directly into the allocated Martin and Pole Client B account.

### Property Details

We have endeavoured diligently to ensure the details of this property are accurate. We have not tested the services, appliances, or fittings (if any) referred to in the details. We recommend that each of the statements is verified and the condition of the property and of the services, appliances, and fittings (if any) is investigated by you or your advisers before you finalise your offer to purchase, bid for the property or enter into a contractual commitment.

### Stipulations

The property is sold with all faults and defects whether of condition or otherwise and neither the Seller nor the Agents of the Seller are responsible for any faults or defects or for any statements contained in the Particulars of the property prepared by the Agents. The Buyer hereby acknowledges that he has not entered this Contract in reliance on any of the said statements and they have satisfied themselves as to the correctness of each of the said statements by said Agents in relation to or in connection with the property.

## Windsor, Berkshire, SL4

Approximate Area = 998 sq ft / 92.7 sq m

Limited Use Area(s) = 59 sq ft / 5.5 sq m

Total = 1057 sq ft / 98.2 sq m

For identification only - Not to scale



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## MEMORANDUM OF AGREEMENT

Date of Agreement: ..... day of .....2025

Buyer: .....

Address: .....

Postcode: .....

Buyer's Solicitor: ..... Contact:.....

Address: .....

Postcode: .....

**Purchase Price** £ .....

**Deposit** £ .....

**Balance** £ .....

The Seller will sell, and the Buyer will buy the Property described as in the foregoing Particulars and Conditions of Sale for the Purchase Price in accordance with and subject to the terms and conditions referred to in the Conditions of Sale.

Martin & Pole acknowledge receipt of the Deposit in part payment of the Purchase Price. The Buyer agrees to pay the balance of the Purchase Price and to complete the purchase in accordance with the Conditions of Sale.

Signed by or on behalf of:

**Buyer** .....

**Seller** .....

DCA Fo 36970 June 2025



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