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Kedleston Court Norbury Close
Allestree Derby

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for sale guide price
£40,000



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Property Description

Hall & Benson are delighted to bring to market this well presented flat, conveniently located within a very short walk of Park Farm Centre. The property has been extremely well maintained by the current owner and an internal inspection is highly advised. This property benefits from a modern kitchen, lounge, bathroom, double bedroom and a balcony with views across the Derbyshire countryside. Ideal property for a buy to let investor or a first time buyer, ideally positioned for all the local amenities, doctors & bus routes into Derby. If you would like any more information or would like to arrange a viewing please contact Hall & Benson today!

Entrance Hallway

Having carpet flooring, a storage and doors off to:-

Lounge

10' 8" x 13' 2" Max (3.25m x 4.01m Max)
Having carpet flooring, UPVC double glazed window to the rear elevation and electric fire.

Dining Room/ Kitchen

13' 8" Max x 6' 5" Max (4.17m Max x 1.96m Max)

Fitted with wall and base units with work surfaces over and tiled splashbacks, cooker, fridge freezer, inset sink and drainer with mixer tap over, space and plumbing for a washing machine, laminate flooring, UPVC double glazed window to the rear elevation and two storage cupboards.

Bedroom

9' 4" x 9' 2" (2.84m x 2.79m)

Having carpet flooring, UPVC double glazed sliding door tot he side elevation leading out to the shared balcony and built-in wardrobe.

Bathroom

Having vinyl flooring, partly tiled walls, bath with shower over, vanity W.C and wash hand basin with mixer tap over and towel rail.









This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Hall & Benson on

T 01332 555 945
E allestree@hallandbenson.co.uk

E7 Park Farm Centre Park Farm Drive
 DERBY DE22 2QQ

EPC Rating:
 Awaited

Council Tax
 Band: A

Service Charge:
 2520.00

Ground Rent:
 20.00

Tenure: Leasehold



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This is a Leasehold property with details as follows; Term of Lease 199 years from 29 Sep 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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