Lombardy Rise, Spinney Hills

Guide Price £125,000

MODERN METHOD OF AUCTION. Offered for sale is this ONE BEDROOM GROUND FLOOR flat offering SCOPE FOR RENOVATION and modernisation to create a lovely home. Subject to Reserve Price, Buyers Fees Apply.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: C

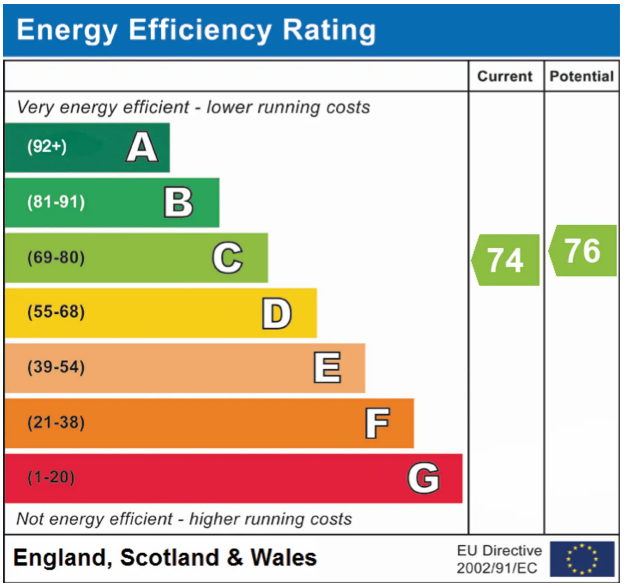
KB Knightsbridge Estate Agents
0116 274 5544

Entrance Hall
With storage cupboards, radiator.

Lounge
13' 5" x 11' 10" (4.09m x 3.61m)
With double glazed window to the side elevation, gas fire (turned off), radiator.

Kitchen
9' 10" x 6' 3" (3.00m x 1.91m)
With double glazed window to the side elevation, wall and base units with work surface over, stainless steel sink and drainer, part tiled walls, tiled floor, storage cupboard housing boiler, radiator.

Bedroom
13' 5" x 9' 6" (4.09m x 2.90m)
With double glazed window to the side elevation, fitted wardrobes and overhead units, radiator.



Bathroom
5' 11" x 5' 10" (1.80m x 1.78m)
With double glazed window to the side elevation, bath, low-level WC, wash hand basin, part tiled walls, tiled floor, radiator.

Parking

Communal parking.

Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

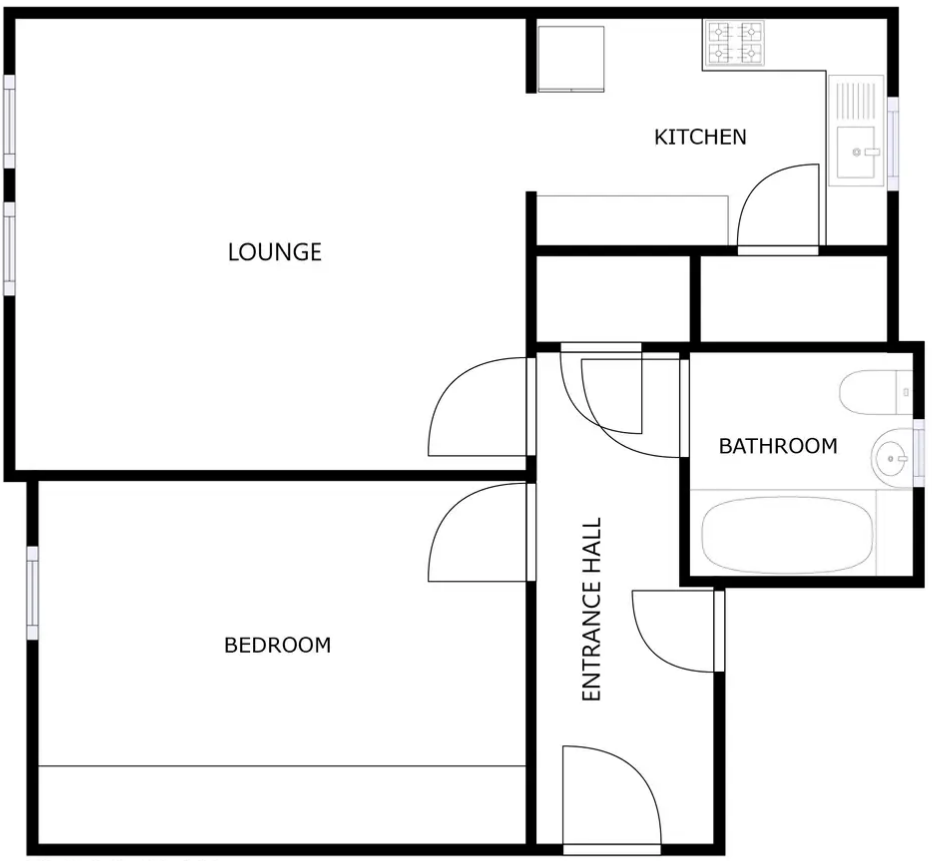
This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



FLOOR PLAN

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport

We'll keep you moving...

We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property.' The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.