



Starting Bid £80,000

1 Bedroom Flat for sale

3 St. Stephens Court, Woodville, Swadlincote



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SALES AND LETTINGS



Overview

Don't miss this one-bedroom, first-floor flat with an incredible lease of 965 years remaining, low annual ground rent of just £100, no service charge, its own private entrance, parking space with extra visitor parking and an allocated garden plot. Located in a quiet, cul-de-sac in a lovely, suburban village close to shops, schools and amenities.



Key Features

- 965 Year Lease
- Low annual fees (£100 ground rent and £185 building insurance)
- Private entrance
- Allocated parking space and extra visitor parking
- Allocated garden plot
- Close to shops, schools and amenities
- No chain
- PIV unit (a low-energy whole home ventilation system)



This one-bedroom self-contained first-floor flat comes with an abundance of features. With a fantastic 965-year lease remaining and low annual fees, it is perfect for investors and first-time buyers. It has its own entrance, garden plot and parking space, as well as extra spaces for any visitors. With a large lounge and double bedroom, with wardrobe space included, this flat has ample space and needs to be seen to appreciate the living space available.

The flat is situated off Moira Road in a quiet, private cul-de-sac. It has a private entrance which leads to the hand-railed staircase. At the top of the stairs is a door which leads into a spacious living area large enough for a sofa, TV and dining table. From the living room are a series of doors. One of which leads to a large double bedroom with built-in wardrobe space. Another leads to the bathroom, which comprises of both a bath and an electric shower. Across from the bathroom is a separate kitchen which has plenty of cupboard space and a cooker with an electric hob, separate grill and fan oven. There is also space for a washing machine or dishwasher and for a fridge/freezer. The flat also has an airing cupboard with shelving and a hot water tank.



The flat has storage heaters in the living room and bedroom along with fan heaters in the kitchen and bathroom, which saves on gas bills. Both the kitchen and bathroom also have extraction fans to remove any moisture and steam and there is a PIV unit fitted in the living room to offer a low-energy home ventilation system.

Outside the flat, there is an allocated parking space and extra visitor parking too. There is also an allocated garden plot and a storage space perfect for lawnmowers and gardening tools, next to the front door. The flat has an incredibly low ground rent of just £100 per annum and a building insurance cost of £185 per annum. It could achieve a rent of £550-£575 PCM.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period").

Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

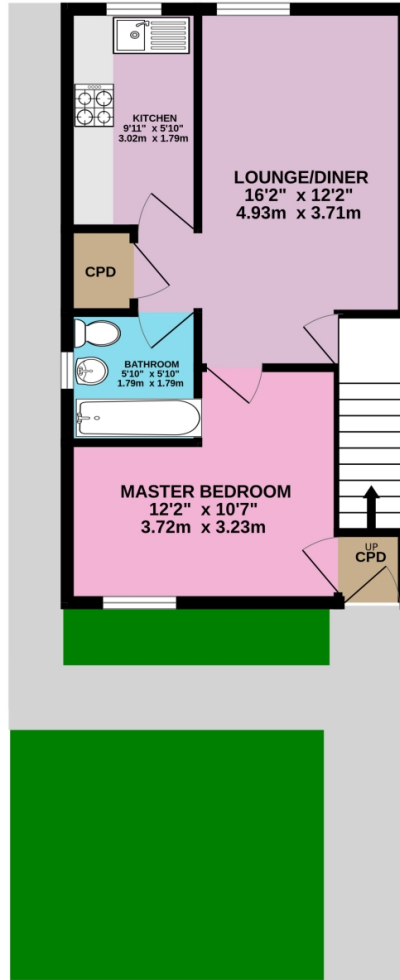
The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a personal interest in the sale of this property. The property is being sold by a relative of a member of staff within Potters Sales & Lettings Ltd t/a EweMove Ashby de la Zouch.

Floorplans

GROUND FLOOR
407 sq.ft. (37.8 sq.m.) approx.



1 BED FIRST FLOOR FLAT

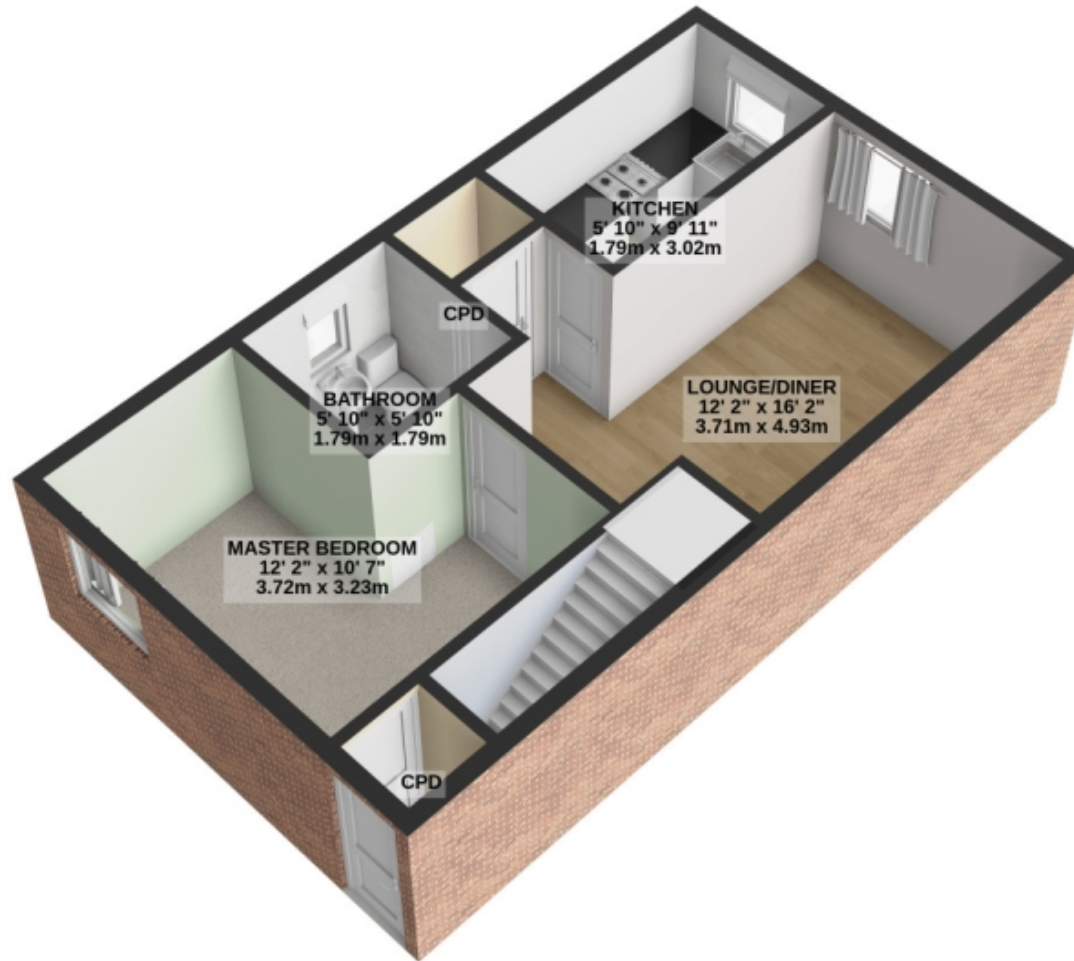
TOTAL FLOOR AREA: 407 sq.ft. (37.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Floorplans

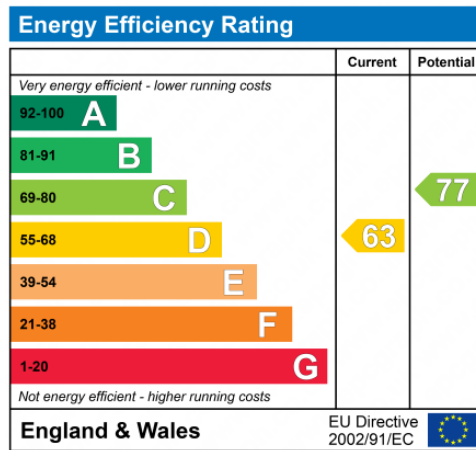
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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.

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Marketed by Ewemove Ashby de la Zouch

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