

HoldenCopley

PREPARE TO BE MOVED

Pasture Road, Stapleford, Nottinghamshire NG9 8HR

By Auction £70,000

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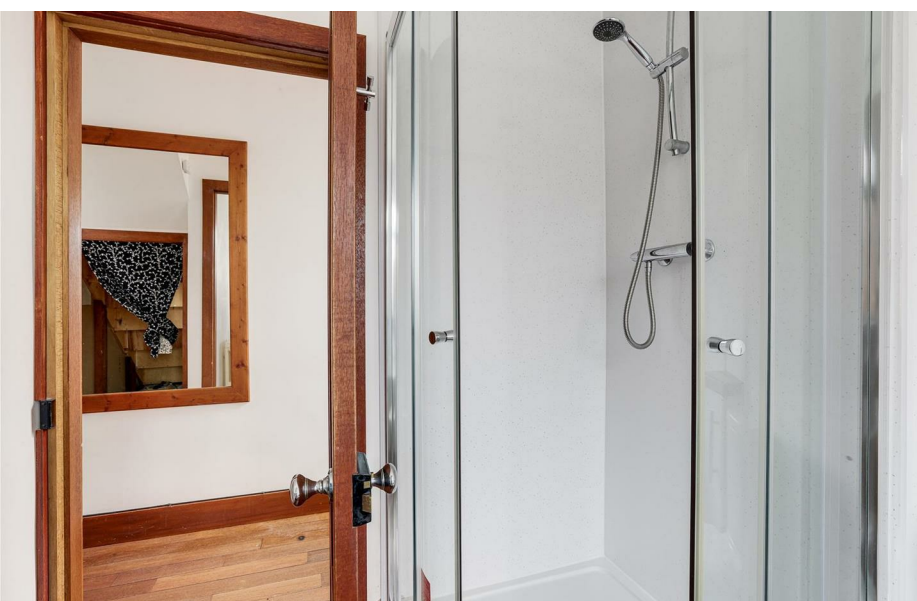
This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £70,000 + Reservation Fee

NO UPWARD CHAIN...

This flat above a shop, sold through modern auction and offered with no upward chain, presents an excellent opportunity for first-time buyers looking to step onto the property ladder or for investors. Situated in a convenient location, the flat is positioned above local shops and offers easy access to transport links, including nearby bus services and the M1 motorway, making commuting hassle-free. Internally, the flat boasts a modern fitted kitchen that opens up into a spacious living room. There is a double bedroom, a four-piece bathroom suite, and the added benefit of access to an attic room, offering extra versatility or storage. This property is ideal for those looking for a starter home or a smart investment in a well-connected area.

MUST BE VIEWED





- Flat Above Shop
- Double Bedroom
- Open Plan Living
- Modern Fitted Kitchen
- Four-Piece Bathroom Suite
- Large Attic Room
- Convenient Location
- For Sale By Modern Auction
- Subject To Reserve Price & Reservation Fee
- Must Be Viewed





ACCOMMODATION

Open Plan Kitchen & Living Area

25'1" x 25'1" (max) (7.67m x 7.66m (max))

The kitchen has a range of fitted base units with rolled-edge worktops, a composite sink with a mixer tap and drainer, an integrated oven with an electric hob and extractor fan, an integrated dishwasher, space for a washing machine and a fridge freezer, tiled flooring, a vertical radiator, two UPVC double-glazed windows, carpeted stairs, and a single wooden door providing access. The open plan living area has wood-effect flooring, a radiator, an aerial point, and a UPVC double-glazed window.

Bedroom

12'5" x 10'0" (3.80m x 3.05m)

The bedroom has a UPVC double-glazed window, carpeted flooring, and a column radiator.

Bathroom

8'10" x 6'2" (2.70m x 1.90m)

The bathroom has a low level dual flush W/C, a corner fitted shower enclosure with a mains-fed shower, a sunken wash basin, a double-ended bath with central taps, tiled splashback, wood-effect flooring, a column radiator, and a UPVC double-glazed obscure window.

Under-Stair Storage

4'11" x 2'9" (1.51m x 0.86m)

This space has tiled flooring

Hall

The hall has wood-effect flooring, a column radiator, and a UPVC double-glazed window.

Attic Room

24'9" x 19'3" (max) (7.55m x 5.87m (max))

The attic room has carpeted flooring, a pitched roof, two Velux windows, and recessed spotlights.

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 I 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 £6,600.00 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 Arrangement

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.

DISCLAIMER

Council Tax Band Rating - Broxtowe Borough Council - Band A

This information was obtained through the directgov website. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase.

The vendor has advised the following:

Ground Rent in the year marketing commenced (£PA): £10

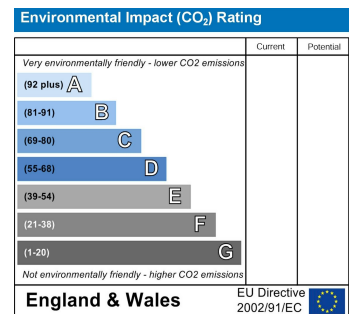
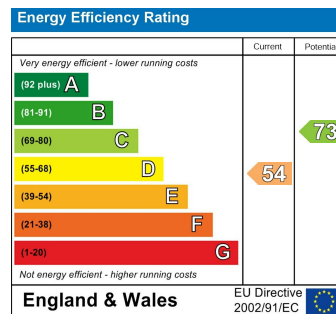
Property Tenure is Leasehold. Term: 120 years from 9th May 2014 - Term remaining 110 years.

The information regarding service charges and ground rent has been obtained from the client. HoldenCopley have not checked the most recent statement for ground rent and service charge, but have obtained the lease length via the Land registry. HoldenCopley offer no guarantee as to the accuracy of this information, we advise you to make further checks to confirm you are satisfied before entering into any agreement to purchase. The information will be confirmed by your solicitor via the management pack and Landlord pack where applicable. We strongly recommended that you contact your solicitor before entering into negotiations to confirm the accuracy of information.

Agents Disclaimer: HoldenCopley, their clients and employees I: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.

Purchaser information -The Money Laundering, Terrorist Financing and Transfer of Funds(Information on the Payer) Regulations 2017(MLR 2017) came into force on 26 June 2017. HoldenCopley require any successful purchasers proceeding with a property to provide two forms of identification i.e. passport or photocard driving license and a recent utility bill or bank statement. We are also required to obtain proof of funds and provide evidence of where the funds originated from. This evidence will be required prior to HoldenCopley removing a property from the market and instructing solicitors for your purchase.

Third Party Referral Arrangements - HoldenCopley have established professional relationships with third-party suppliers for the provision of services to Clients. As remuneration for this professional relationship, the agent receives referral commission from the third-party companies. Details are available upon request.



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FLOORPLAN IS FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations are an approximate only. They cannot be regarded as being a representation by the seller nor their agent and is for identification only. Not to scale.
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Agents Disclaimer: HoldenCopley, their clients and employees: 1: Are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and HoldenCopley have not tested any services, equipment or facilities. Purchasers must make further investigations and inspections before entering into any agreement.