

Ordsall Lane, Salford, M5

2  2  1  B 

By Auction £170,000

- 2 DOUBLE BEDROOMS
- SOLD VIA MODERN METHOD OF AUCTION
- SECURED ACCESS TO GATED DEVELOPMENT
- 2 BATHROOMS
- ON SITE GYM
- OFF STREET PARKING
- CLOSE TO AMENITIES
- 24-HOUR CONCIERGE
- BIDS OPEN NOW

MODERN AUCTION

BIDS OPEN NOW

SellMyHome are proud to offer this stunning modern two-bedroom 4th-floor apartment offering a private terrace.

In addition to 2 large double bedrooms, this property offers 2 bathrooms one of which is en-suite. An extremely bright and beautiful contemporary interior complemented by built-in appliances. Large windows throughout give this property ample natural light.

It is situated in a gated development making it very secure and located a short distance away from Regent Retail Park. In addition to 24-hour concierge, you have an onsite gym and the property is one of the few apartments to come with off-street parking.

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 party's 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.

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.

LEASE DETAILS

Years Remaining - 240

Service Charge - £927.54 every 6 months

Ground Rent - £350 per annum

Building Insurance - £430.43 per annum

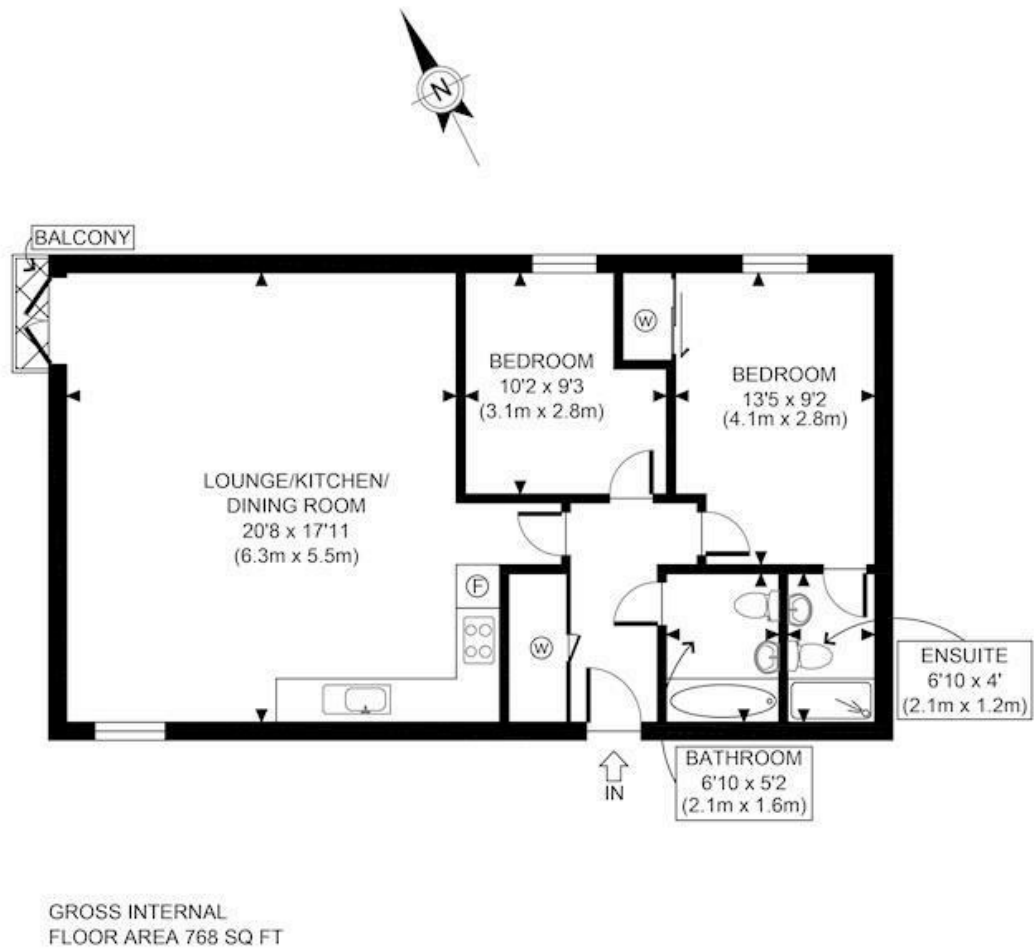
Council Tax Band - C


All details above are approximate and should be checked via your solicitors.





Floor Plan



APPROX. GROSS INTERNAL FLOOR AREA 768 SQ FT / 71 SQM Disclaimer: Floor plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plan accuracy and completeness, you or your advisors should conduct a careful, independent investigation of the property in respect of monetary valuation	Wilburn Basin	
	date	07/09/22
	photoplan 	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

