



2 Bedroom Ground Floor Apartment Starting Bid **£110,000**

Flat 2 Campion House, 7 Frankel Avenue, Redhouse, Swindon, SN25 2GY

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property.com

2 Bedroom Ground Floor Apartment Redhouse, North Swindon

- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Ground Floor Apartment

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000
This larger 2 DOUBLE BEDROOM apartment is situated on the GROUND FLOOR in the popular North Swindon location of REDHOUSE. Requiring cosmetic re-decoration this property is ready for you to put your personal stamp on it to make it your IDEAL FIRST HOME or a great INVESTMENT PURCHASE.

Property description

EXTERNAL

The access door is situated to the rear of the building and the apartment is located on the ground floor.

HALLWAY

Providing access to both bedrooms, family bathroom and living room as well as two handy storage cupboards.

LIVING ROOM

16' 5" x 10' 5" (5.02m x 3.2m) A great sized room with two windows, one positioned in an alcove near the kitchen making it an ideal spot for a breakfast table and chairs. The living space has plenty of room for a large sofa and additional furniture.

KITCHEN

8' 0" x 6' 10" (2.46m x 2.1m) With a large window to the side and above the stainless steel sink and drainer, the kitchen is light and bright. There are ample base and wall units as well as an integrated oven and hob with extractor over. There is also space and plumbing for a washing machine and fridge freezer.



BEDROOM 1

10' 3" x 10' 0" (3.13m x 3.07m) A larger than average double bedroom with a window to the side of the property and a door to the en-suite.

ENSUITE

The en-suite has a double shower, wash hand basin and W/C

BEDROOM 2

12' 5" x 8' 11" (3.79m x 2.74m) Another great sized double bedroom, ample space for a double bed and storage, or perhaps a home office and guest room combined, there is plenty of room to accommodate both.

BATHROOM

Comprising of a white panel bath with mains mixer shower and shower screen, wash hand basin and W/C

LEASE

The remaining lease on the property is 983 years (999 from 2008)

Service charge £2000 p.a. paid bi annually

Ground rent £240 p.a. RPI Increase every 5 years





AUCTIONEERS ADDITIONAL COMMENTS

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

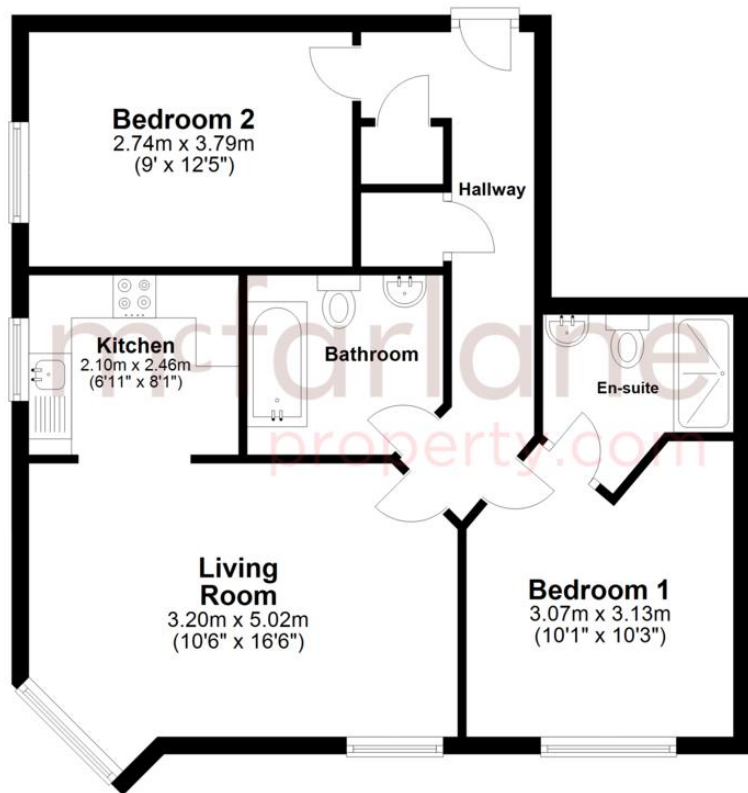
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Ground Floor

Approx. 60.2 sq. metres (648.1 sq. feet)



Total area: approx. 60.2 sq. metres (648.1 sq. feet)

We 
where you
LIVE

Our team are friendly, experienced and are all local. They know it better than they do their own living rooms and can help you find what you're looking for because **we love where we live.**

We would be delighted to show you around this property.

**Because every home
needs a personal touch.**

**If you would like to view this
property then please get in touch.**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements