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Ground Floor

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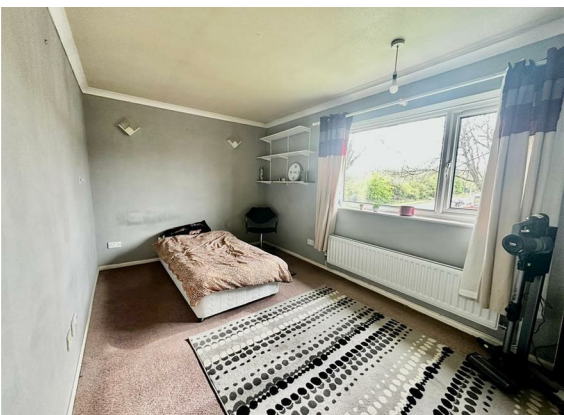
AUCTION GUIDE £125,000



**134 LONGRIDGE
 KNUTSFORD
 WA16 8PD**



COUNCIL TAX BAND: A



TWO DOUBLE BEDROOMS, SPACIOUS APARTMENT, FIRST FLOOR, IN NEED OF SOME TLC, WALKING DISTANCE TO AMENITIES.

Located in a small development of just four apartments this spacious two-bedroom apartment is ideal for anyone looking to make a property their own or looking for a solid Buy To Let return investment. This property is being sold via modern method of Auction.

Located on the first floor the apartment briefly comprises an entrance hallway with storage cupboard. Large open plan lounge dining room with dated, but usable kitchen off.

Further to this are two genuine double bedrooms, both served by the three-piece bathroom. There is also a large private storage cupboard off.

Externally there are lawned gardens to the front and side with established planted trees.

Entrance Hallway

Lounge / Dining Room

Kitchen

Master Bedroom

Guest Bedroom

Family Bathroom

Tenure

We Believe the property to be Leasehold with a charge of £127PCM including service charge and ground rent.

Auctioneer's comments

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 buyer 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.