



ASHBURNE HOUSE OXFORD PLACE

OFFERS OVER £117,000
LEASEHOLD

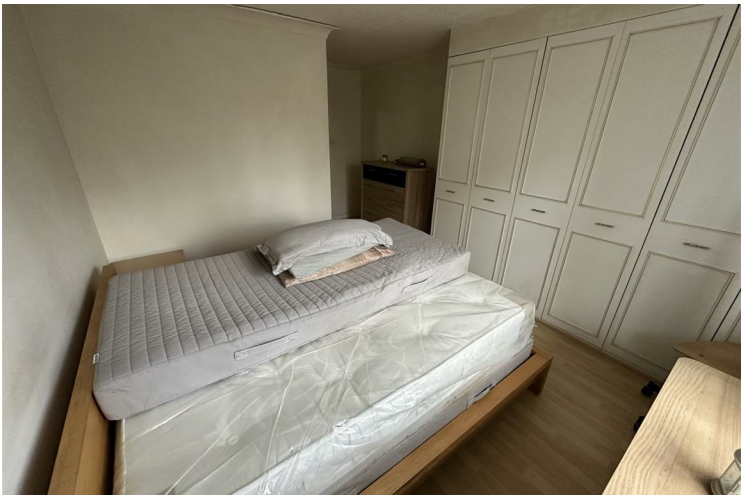
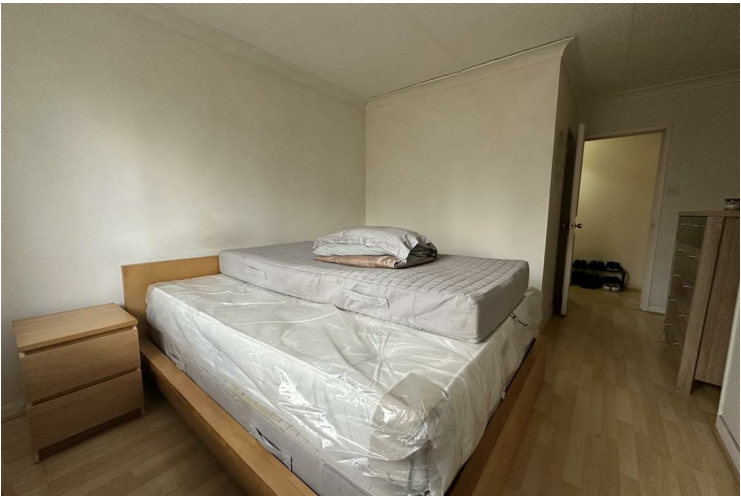
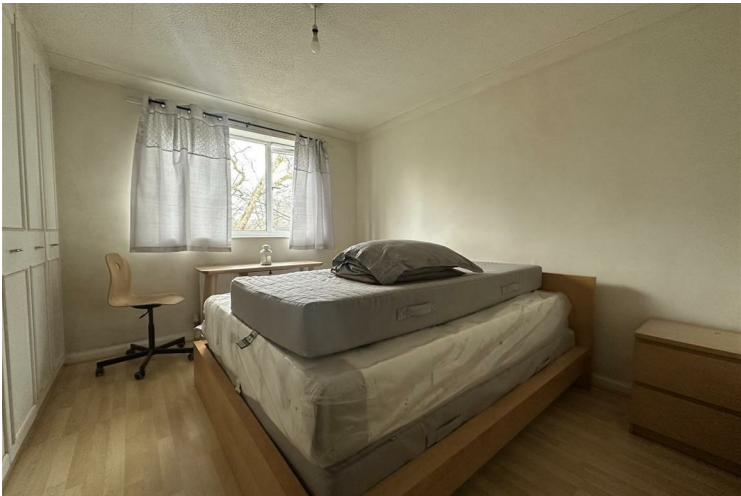
Two Bedroom Apartment with Garage – Cash Buyers Only – For Sale via Modern Method of Auction

This well-maintained two-bedroom flat presents an excellent opportunity for cash buyers, featuring a spacious and versatile living environment complemented by a separate garage. The property boasts a very large open-plan reception room, seamlessly integrating living and dining areas, ideal for both relaxation and entertaining. The kitchen is efficiently designed, providing ample storage and workspace.

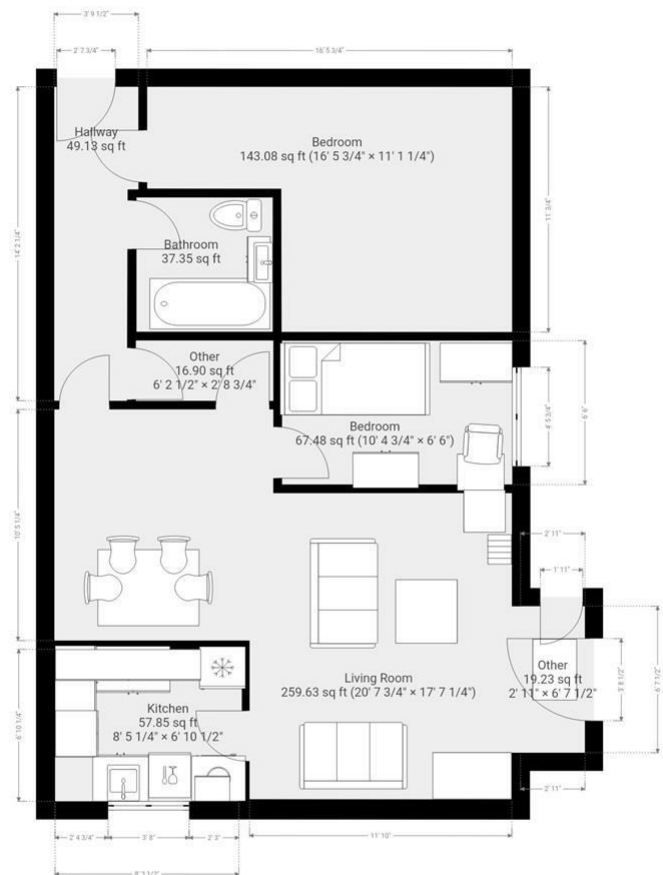
The flat comprises two comfortable bedrooms, each benefiting from generous natural light, and a well-appointed bathroom. Additional storage cupboards are conveniently located within the hallway, ensuring ample space for household essentials. Situated within a building equipped with a lift, the flat ensures easy accessibility. Its prime location offers excellent connectivity and access to a range of amenities.

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc 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 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	79	82
England & Wales		
	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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