





Property Description

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc VAT towards the preparation cost of the pack.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

This first floor flat is situated in a great location for the city centre, train station and schools and is offered with no upward chain. The accommodation briefly comprises: lounge, fitted kitchen, good sized bedroom and fitted bathroom. Externally there is a rear garden and garage

Approach

Front door.

Entrance Hall

Stairs rising to first floor landing, electric heater.

First Floor Landing

Doors to:

Lounge/Diner

20' 3" x 17' (6.17m x 5.18m)
Double glazed window and electric heater.

Fitted Kitchen

8' 7" x 6' 8" (2.62m x 2.03m)
Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Gas oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, pantry cupboard and double glazed window.

Bedroom

15' x 9' 8" (4.57m x 2.95m)

Double glazed window to the rear elevation, fitted wardrobe and electric heater.

En-Suite Bathroom

Tiled, comprising bath with shower over, wash hand basin, toilet and double glazed window.

Outside

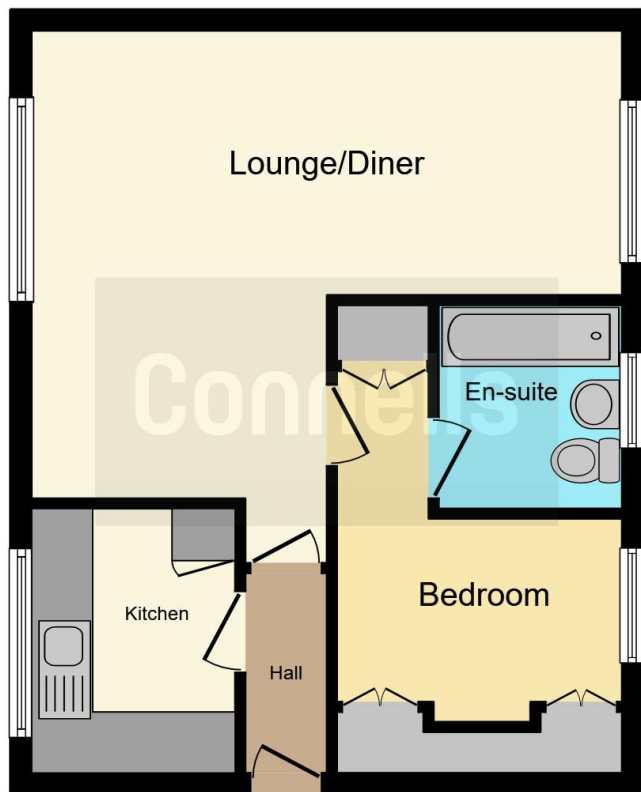
Rear Garden

Lawned.

Garage

Single garage with parking in front.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

T 02476 553 093
E coventry@connells.co.uk

38 New Union Street
 COVENTRY CV1 2HN

EPC Rating: D

view this property online connells.co.uk/Property/COV320278

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Tenure: Leasehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: COV320278 - 0003