

for sale

guide price **£125,000** Leasehold



## The Courtyard Prosperous Street Poole BH15 1AX

Welcome to The Courtyard. This property having been a rental for over 15 years, will be coming to the market for the first time. This property offers 2 double bedrooms and is situated on the ground floor. The property has an open plan kitchen living and no onward chain



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# Property Details

**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 no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

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.

## Entrance Hall

3 x built in storage cupboards with combi boiler and laminate flooring

## Lounge 10' 7" x 12' 7" ( 3.23m x 3.84m )

Front aspect double glazing with radiator, laminate flooring and open plan to kitchen

## Kitchen 6' 3" x 10' 7" ( 1.91m x 3.23m )

Tiled floor with wall and base units, tiled over counter, built in fridge freezer, gas hob & oven, free standing washing machine and dishwasher

## Bedroom 1 11' 8" x 10' 4" ( 3.56m x 3.15m )

Side aspect double glazing with radiator, laminate flooring and built in wardrobe

## Bedroom 2 8' 2" x 11' 9" ( 2.49m x 3.58m )

Side aspect double glazing with radiator, laminate flooring

## Bathroom 5' 7" x 7' 5" ( 1.70m x 2.26m )

3 piece, heated towel rack, tiled floor and around bath, mains shower over bath plus WC & WHB





To view this property please contact Connells on

**T 01202 861 677**  
**E [ferndown@connells.co.uk](mailto:ferndown@connells.co.uk)**

37 Victoria Road  
FERNDOWN BH22 9HT

Property Ref: WIN307286 - 0008

Tenure:Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 1054.00

Ground Rent: 150.00

This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for ~~items such as Leasehold packs.~~

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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