





Property Description

Connells are pleased to bring this well-presented ground floor apartment to the market that is situated in the heart of the town centre and a short walk to local train station and bus station. The property boasts ample living and storage space with separate kitchen to living room with integrated appliances and a double bedroom with separate bathroom and benefits from a long lease, allocated parking and a private patio area.

For more information or to arrange a viewing, please contact Connells today.

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

Storage cupboards, laminate flooring, radiator.

Lounge

16' 4" x 10' 3" (4.98m x 3.12m)

Double glazed sliding doors to rear garden, laminate flooring, tv point, radiator.

Kitchen

9' 8" x 9' 3" (2.95m x 2.82m)

Fitted kitchen comprising wall and base units, work surfaces, integrated fridge/freezer, dishwasher, washer dryer and hob, part tiled

walls, laminate flooring.

Bedroom One

9' 1" x 12' 2" (2.77m x 3.71m)

Double glazed window to rear aspect,
laminate flooring, built-in wardrobe.

Bathroom

Fitted suite comprising low level wc, wash
hand basin, bath with shower over, part tiled
walls, extractor fan, laminate flooring.

Outside

Private Patio Area

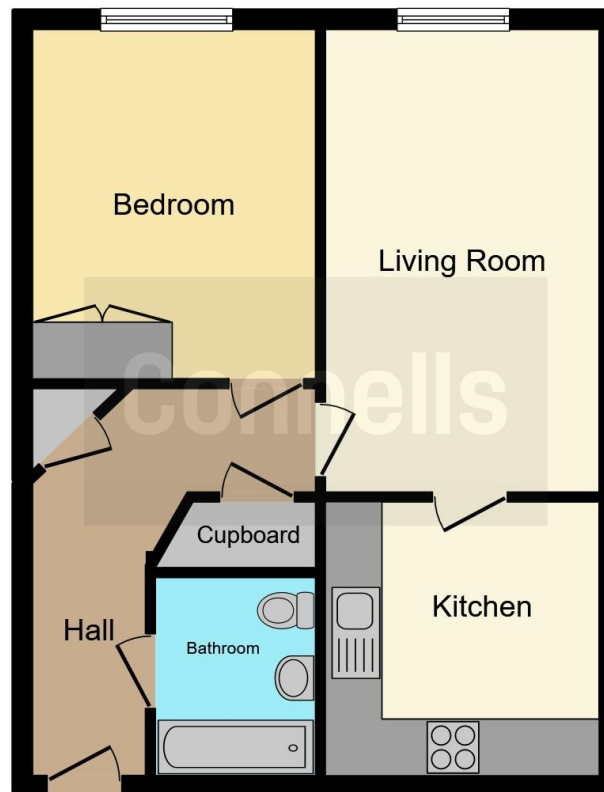
Parking

One allocated parking space and visitors
space.









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

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2 Temple Street
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EPC Rating: C

Tenure: Leasehold

view this property online connells.co.uk/Property/ALS312183

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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