



Kingswood Hall Kingswood,

welcome to

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Set in the sought-after S6 postcode, this beautiful apartment features a spacious open-plan living area with a modern kitchen, a stylish bathroom, and breathtaking views, all nestled within serene woodland surroundings.



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.

Hall

Access to upper floor, bathroom and lounge. Offers a storage cupboard and intercom telephone. Storage heater.

Lounge/ Kitchen

18' 9" x 21' 1" (5.71m x 6.43m)

Open plan modern living space with 4 skylight windows. Two storage heaters . Integrated oven and gas hob, extractor fan , fridge freezer and washer dryer in the kitchen area.

Bathroom

Located on main floor. Fully tiled. Walk in shower,

low flush toilet and mixer tap sink with towel electric radiator.

Master Bedroom

20' x 9' 2" (6.10m x 2.79m)

With 2 main skylight windows, electric heater.

Bedroom 2

8' 10" x 13' 5" (2.69m x 4.09m)

2 Skylight windows, electric heater .



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Kingswood Hall Kingswood,

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedroom apartment
- No onward chain

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 1513.92

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2003.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£145,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114946 - 0002

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