



**Rearsby House Stillington Crescent, Hamilton Leicester LE5**

**1BR**

**welcome to**

## **Rearsby House Stillington Crescent, Hamilton Leicester**

A modern two bedroom apartment in Hamilton, Leicester, with allocated parking and Juliet balcony. The property comprises of entrance hall, lounge/kitchen, two bedrooms and a bathroom. Call now to arrange a viewing.

### **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**

With radiator.

### **Lounge / Kitchen**

17' 3" x 18' 3" ( 5.26m x 5.56m )

Window to the front with Juliet balcony and two radiators. The kitchen area is fitted with wall and base units with work surfaces over, sink drainer unit, integrated oven and hob.

### **Bedroom One**

9' 8" x 12' ( 2.95m x 3.66m )

Window to the rear and radiator.

### **Bedroom Two**

9' 8" x 10' 7" ( 2.95m x 3.23m )

Window to the rear and radiator.

### **Bathroom**

Window to the side, bath with shower over, WC, hand wash basin and radiator.

### **Parking**

The apartment benefits from one allocated parking space.

### **Agents Note**

A greenbelt charge for Hamilton applies and the Vendor has advised that the payment made is £150 per year. Any prospective buyer is advised to clarify this information with their legal representative.







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## Rearsby House Stillington Crescent, Hamilton Leicester

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Allocated Parking
- Two Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 2229.76

Ground Rent: 216.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£95,000**



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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Property Ref:  
LHS119417 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, 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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