



Ingledew Court, Leeds LS17 8TP

welcome to

Ingledeew Court, Leeds

Internal viewing is highly recommended to appreciate this spacious ONE DOUBLE BEDROOM ground floor apartment. Communal gardens and parking available. 950+ years remaining on the lease. Sought after development in Alwoodley.



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.

Entrance

Door to the apartment; window and vinyl flooring and useful storage cupboard

Lounge/Dining Room

18' 7" x 9' 1" (5.66m x 2.77m)

A spacious open plan lounge/dining room with neutral decor, wall mounted heater, electric fireplace with surround, ample space for both seating and dining areas, large window allowing plenty of natural light

Kitchen

6' 2" x 9' 1" (1.88m x 2.77m)

The kitchen comprises a range of wall and base units with work surfaces over, stainless steel sink with mixer tap, tiled splash backs, plumbing for washing machine, space for cooker and free standing fridge freezer. Vinyl flooring and window

Bedroom

14' 1" x 9' 1" (4.29m x 2.77m)

A good sized double bedroom with neutral decor, useful built in wardrobes, wall mounted heater and window

Bathroom

The bathroom comprises; bath with shower attachment, WC, pedestal wash basin and tiled walls

Outside

The apartment is situated within well maintained communal gardens and there is parking available to the rear.

There is also a useful external store to the apartment

Leasehold Information

We have been informed that this property is of leasehold with a term of 999 years from 1st October 1982 with approx 958 years remaining.

£150 pcm service charge

The maintenance costs cover the on site caretaker

No Pets allowed

These terms and costings need checking with your legal representative



view this property online williamhbrown.co.uk/Property/MRT106850



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Ingledeew Court, Leeds

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- One Double Bedroom
- Ground Floor Apartment

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Oct 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MRT106850 - 0003

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