



Woodcock Road, Royston, SG8 7XT



welcome to

Woodcock Road, Royston

Situated on the sought-after Twigdon development, an opportunity to purchase a spacious two-bedroom ground floor apartment. Offered with no upward chain, the property should be viewed at the earliest opportunity to avoid disappointment.



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.

Door To Communal Entrance Hall Door To Entrance Hall

Radiator, cupboard housing gas boiler, telephone entry system, built in cupboard.

Lounge

13' 8" max x 12' 4" max plus large door recess (4.17m max x 3.76m max plus large door recess)

Radiator, double glazed window to rear, arch to kitchen.

Kitchen

9' 4" x 6' (2.84m x 1.83m)

Fitted kitchen comprising built in oven and hob with extractor over, stainless steel sink unit with mixer taps and work surface surround, range of base and wall units, space and plumbing for automatic washing machine, built in fridge/freezer, wall and floor tiling, double glazed window.

Bedroom One

16' 4" max x 9' (4.98m max x 2.74m)

Built in wardrobes, twin double glazed window, radiator.

Bedroom Two

8' 7" max x 7' 8" max (2.62m max x 2.34m max)

Radiator, double glazed window.

Bathroom

Suite comprising bath with mixer taps and shower over, low flush WC, wash hand basin, radiator, wall tiling, extractor fan, double glazed window.

Outside Car Parking

Allocated parking space.

Communal Gardens



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious ground floor apartment.
- Sought-after Twigdon development towards the edge of Royston.

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 125 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 Leasehold packs.

guide price

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN109803 - 0003

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 is 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 or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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