



St Stephens Court St Stephens Road, Saltash PL12 4FE

welcome to

St Stephens Court St Stephens Road, Saltash

This modern and spacious 1-bedroom flat is located in a desirable area and comes with allocated parking. The flat features a contemporary design with an open-plan living area, perfect for entertaining guests or relaxing after a long day. Call 01752 847151 to view.



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.

Hallway

Doorways leading into the living accommodation, radiator, wall mounted intercom entry system, telephone point.

Open Plan Lounge And Kitchen

15' 3" x 11' 10" (4.65m x 3.61m)

Double glazed window to the front aspect, radiator, power points. In the kitchen area there is a range of modern matching kitchen units comprising wall mounted and base units with worksurfaces above, single drainer sink unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, built in electric oven with gas hob and

extractor hood above, space for under counter fridge, various power points.

Bedroom

11' 3" x 9' 9" (3.43m x 2.97m)

Double glazed window to the front aspect, radiator, various power points.

Bathroom

Matching bathroom suite comprising P shaped shower bath with shower attachment above, pedestal wash hand basin, low level w.c., part tiled walls, heated towel rail, storage cupboard housing the gas boiler which supplies the hot water and central heating system and shelving.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NEW CARPETS THROUGHOUT
- UPDATED TO MODERN STANDARD

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1058.58

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2015.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£80 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
SAS105551 - 0013

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