



**Dove House Meadow, Great Cornard, Sudbury CO10 0GF**



**welcome to**

**Dove House Meadow, Great Cornard, Sudbury**

**\*NO ONWARD CHAIN\*** Set within a highly regarded development is this spacious three bedroom apartment. The property offers stylish open plan kitchen/living and is enhanced with allocated parking.



### **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**

Entrance door. Two double glazed windows to rear aspect. Two storage cupboards.

### **Kitchen / Living Area**

A beautiful, bright, spacious open plan kitchen/living space. Five dual aspect double glazed windows. Fitted kitchen with a range of matching wall and base units over areas of work surface. Stainless steel sink and drainer unit with mixer tap. integral oven and hob with extractor over. Integral fridge/freezer, integral washing machine and dishwasher. Two electric heaters.

### **Bedroom One**

Double glazed window to front aspect. Electric heater.

### **Ensuite**

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan.

### **Bedroom Two**

Double glazed window to front aspect. Electric heater.

### **Ensuite**

Suite comprising low level WC, vanity wash hand basin and shower cubicle. Extractor fan.

### **Bedroom Three**

Double glazed window to front aspect. Electric heater.

### **Bathroom**

Suite comprising low level WC, vanity wash basin and bath with shower over. Heated towel rail, shaver point, extractor fan.

### **Allocated Parking**



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## **Dove House Meadow, Great Cornard Sudbury**

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

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 2500.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Mar 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£220 000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
SUD105427 - 0003

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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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