



📍 109 Waibling Way, Devizes, Wiltshire, SN10 2BW

📄 Auction Guide £75,000

- For Sale By Online Auction
- Thursday 23rd May
- Lot 05
- Guide Price £75,000+

🏠 Leasehold

📊 EPC Rating E



LOT 05  
FOR SALE BY ONLINE AUCTION  
THURSDAY 23rd MAY 2024  
GUIDE PRICE £75,000+

1 Bedroom first floor flat in need of modernisation and overlooking central green. Ideal investment opportunity.

Ground floor communal entrance hall with staircase off. The flat has an entrance hall with large cupboard off, living/dining room, kitchen, bedroom and bathroom. There is electric heating and double glazing. Scope to tweak the accommodation to improve the layout. There is a communal green to the front and on-street parking nearby.

The property is leasehold with about 85 years left on the lease with a ground rent of £10pa and about £1,000pa in maintenance and service charges.

In good condition the flat should achieve a rental income of about £700pcm.

#### **Situation & Description**

1 Bedroom first floor flat in need of modernisation and overlooking central green. Ideal investment opportunity.

Devizes is a historic market town with a wide range of shopping and entertainment facilities, a leisure centre and primary and secondary schools. There is a thriving weekly market and the Kennet & Avon canal runs through the town providing pleasant walks and fishing.

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#### **Viewings**

To arrange a viewing, contact: Devizes office on 01380 723451

There will be numerous pre-arranged open house viewing slots lasting for 30 minutes and you can book in by contacting the Auctioneers.

If you have any concerns with viewings, please contact the relevant Strakers office and we would be happy to discuss them with you and hopefully put you at ease.

#### **Online Auction**

In order to bid at Strakers Online Auctions, you will first need to create an account by providing your contact details. You will be asked to read and accept our Online Auction Terms and Conditions. In order to bid online, you will be required to register a credit or debit card for the bidder security deposit. Strakers are required by law to carry out an online anti-money laundering check on all persons wishing to bid. In general terms, you are strongly advised to view the property and take professional advice as to its condition and suitability.

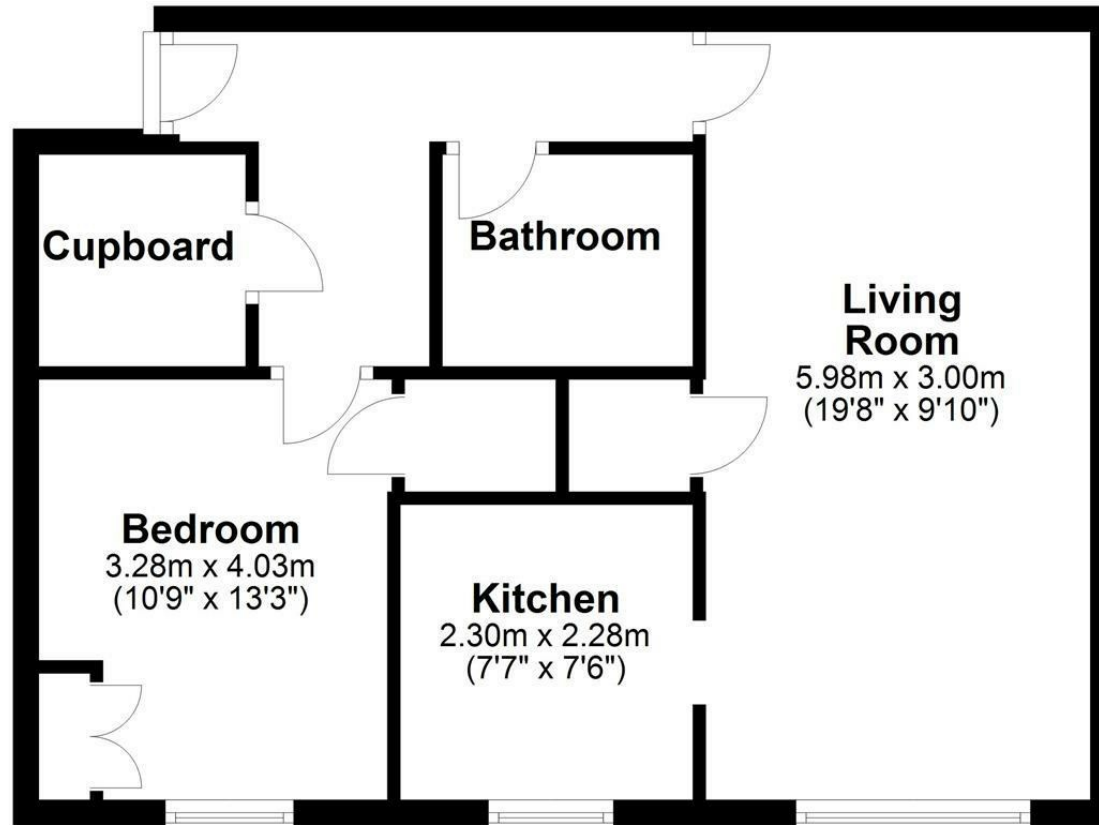
When the auction opens at 8am the day of the auction, you will be able to place bids in line with the pre-determined bid increment levels, using the bid increase (+) and decrease (-) buttons provided. It is recommended you check your web browser will allow you to bid in good time as some browsers' security can block the ability to bid. We recommend using Google Chrome when possible.

We offer property for sale by immediate, unconditional contract. This means that the fall of the electronic gavel constitutes an exchange of contracts between the buyer and seller. Both parties are legally bound to complete the transaction usually within 20 working days following the close of the auction but this will be confirmed within the legal documentation.



## Floor Plan

Approx. 48.0 sq. metres (516.4 sq. feet)



Total area: approx. 48.0 sq. metres (516.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale.  
Plan produced using PlanUp.

Disclaimer These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. All measurements and distances are approximate only. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.