



Oriole House

Lyndhurst Road

- First Floor Flat
- Spacious Living
- One Bedroom
- Modern Shower Room
- Leasehold

Auction Guide Price: £60,000+



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ROOK
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SAYER

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PROPERTY DESCRIPTION

Rook Matthews Sayer are thrilled to present this delightful one bedroom first floor flat that's just been listed for sale in Oriole House, Forest Hall. This property has been neutrally decorated, creating a warm and inviting space that's just waiting for your personal touch.

As you step inside, you'll find a spacious master bedroom. This room is a true sanctuary, boasting ample space and built-in wardrobes. The double bedroom is perfect for relaxation after a long day, providing a serene retreat where you can unwind in peace.

The heart of the home is undoubtedly the reception room. This space is bright and welcoming, with large windows that bathe the room in natural light. It's the perfect spot for hosting friends, enjoying a quiet evening in, or even setting up your home office. Beyond the living room is the fully fitted kitchen.

One of the best features of this property is its location. It's well-connected with public transport links, making your commute a breeze. Plus, local amenities are just a stone's throw away, ensuring that everything you need is within easy reach.

This lovely flat is a blank canvas, waiting for you to make it your own. Don't miss out on the chance to call this charming property home. Get in touch today!

Living Room: 12'04" x 10'05" - 3.75m x 3.19m

Kitchen: 5'00" x 8'11" - 1.51m x 2.72m

Bedroom: 10'05" x 10'00" - 3.17m x 3.06m

Shower Room:

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

PRIMARY SERVICES SUPPLY

Electricity: MAINS

Water: MAINS

Sewerage: MAINS

Heating: MAINS GAS

Broadband: FIBRE

Mobile Signal Coverage Blackspot: NO

Parking: OFF STREET

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 125 years from 25th September 1992

Service Charge - £131.64 pcm

COUNCIL TAX BAND: A

EPC RATING: D

FH00008657.SD.SD.22/4/24.V.1



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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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