

Lavernock Point guide price £40,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- HOLIDAY CHALET
- TWO BEDROOMS
- SEPARATE LOUNGE & KITCHEN
- READY TO MOVE INTO
- MANY ESSENTIAL ITEMS INCLUDED
- EPC Rating: Exempt













About the property

A well presented ready to go holiday chalet in the popular Marconi Holiday Village. With many of the essentials included such as kitchen appliances, bedding, lounge furniture including a sofa bed. Comprising of a lounge, kitchen, bathroom and two bedrooms. Ready to move into!

Accommodation

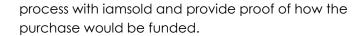
Auctioneer's Comments

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







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.





Lounge

15' 8" x 9' 7" (4.78m x 2.92m)

UPVC double glazed windows to front bay. Wooden flooring. Two radiators. Power points. Doors leading to kitchen, bathroom and two bedrooms.

Kitchen

9' 9" x 7' 4" (2.97m x 2.24m)

Fitted with a range of wall and base level units with complementary work tops. Stainless steel sink & drainer with mixer tap. Samsung automatic washing machine included. Smeg fridge freezer finished in red included. Electric cooker included. Ceramic wall tiles. UPVC double glazed window to rear. Power points. Ceramic tiled floor.

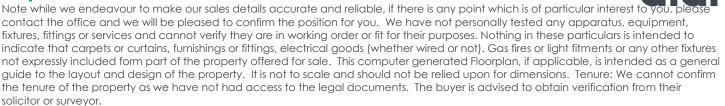


Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Important Information



Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let



