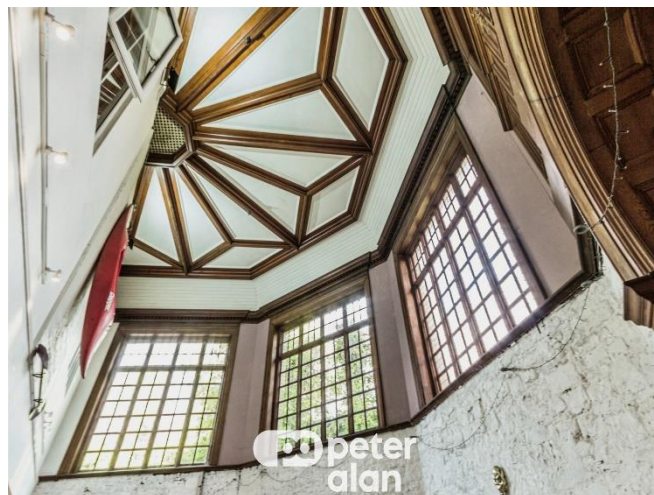




Shire Hall Pentonville, guide price £140,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- No Onwards Chain
- BAGS Of Potential
- Partly Converted
- Off Road Parking
- Historical Features
- EPC Rating: Exempt



01633 221892
newport@peteralan.co.uk



About the property

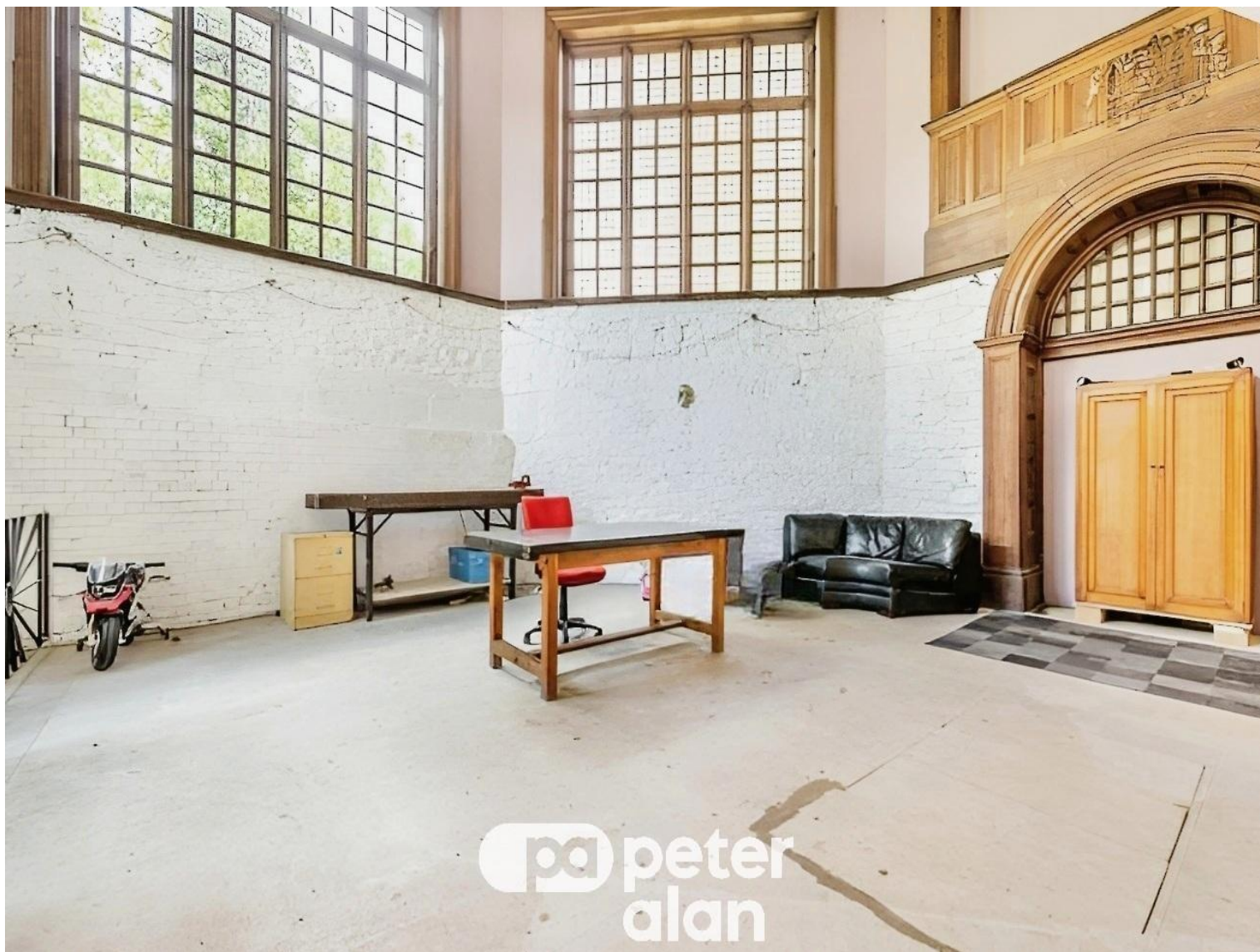
For sale is a unique two-bedroom property situated in a Grade II listed development. This extraordinary home, which is octagonal in shape, is full of character and charm. Notable for its high ceilings and open-plan design, the property is partly converted, offering a remarkable opportunity for those wishing to put their unique stamp on a historic building.

The property comprises two spacious bedrooms, both flooded with natural light. The master bedroom is particularly generous in size, offering the potential for a relaxing retreat. An ample bathroom serves the bedrooms, offering plenty of space for a family or sharers.

The heart of this home is undoubtedly the open-plan kitchen and reception room. With high ceilings and an open layout, this space has the potential to be a wonderful area for entertaining or unwinding. A separate entrance adds to the uniqueness of the property, and the addition of two parking spaces is a valuable asset in this location.

The property is in need of renovation, providing an excellent opportunity for those looking to make a home truly their own. Located within a strong local community, near to public transport links, schools and local amenities, it is perfect for families, couples or sharers.

In a peaceful location, with historical features throughout, this property is a rare find. Do not miss this opportunity to own a piece of history.



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 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

Kitchen

36' 3" x 12' 10" (11.05m x 3.91m)

Living Space

36' 6" x 26' 11" (11.13m x 8.20m)

Bedroom One

16' 3" x 14' 2" (4.95m x 4.32m)

Bedroom Two

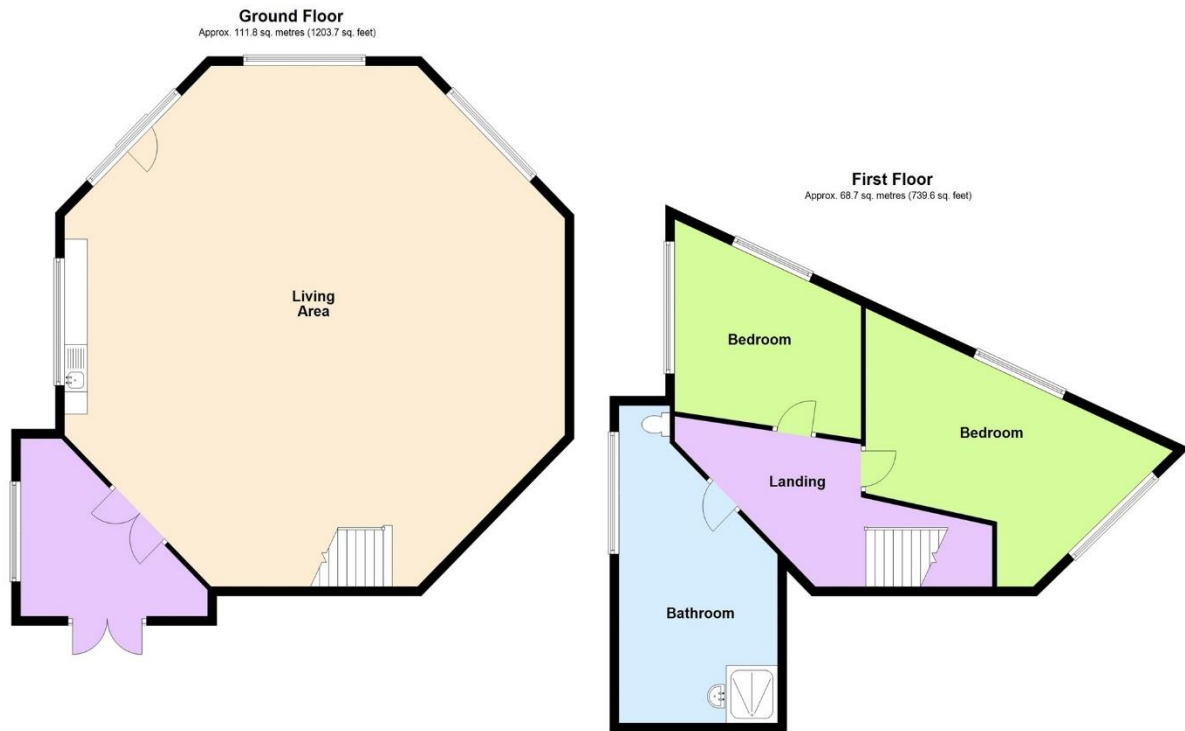
16' 1" x 13' 1" (4.90m x 3.99m)

Bathroom

01633 221892

newport@peteralan.co.uk

Floorplan



Total area: approx. 180.5 sq. metres (1943.3 sq. feet)

Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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