



## Shire Hall Pentonville, guide price £90,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers' fees apply
- No chain
- Off road parking
- Open plan living
- Original period features
- Luxury apartment
- Council tax band C







## About the property

For sale is a beautiful flat, ideally located amidst public transport links, local amenities, and historical features, and offering a quiet and peaceful environment. The area is also enriched by walking routes, making it perfect for those who enjoy an active lifestyle.

Upon entering the flat, you will instantly notice the high ceilings, adding a sense of space and grandeur to the property. The open-plan design contributes to the spacious feel, while also offering a modern and contemporary living arrangement. A designated parking space is included, an absolute necessity in this bustling area.

The flat comprises one reception room, a kitchen, a bedroom, and a bathroom. The reception room is a delight, boasting large windows that flood the space with natural light and further accentuating the high ceilings. The kitchen is also open-plan, fitted with modern appliances, ready for you to cook up a storm.

The bedroom is a well-sized master bedroom, with ample natural light making it a bright and inviting space. The bathroom is well-appointed and features a heated towel rail, adding a touch of comfort and luxury.

This flat is perfect for couples or sharers looking for a stylish, well-located property. The unique features and prime location make this not just a place to live, but a lifestyle to enjoy.





## 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 Hall

### Kitchen/Living Room

17' 6" x 15' 5" ( 5.33m x 4.70m )

### Bedroom

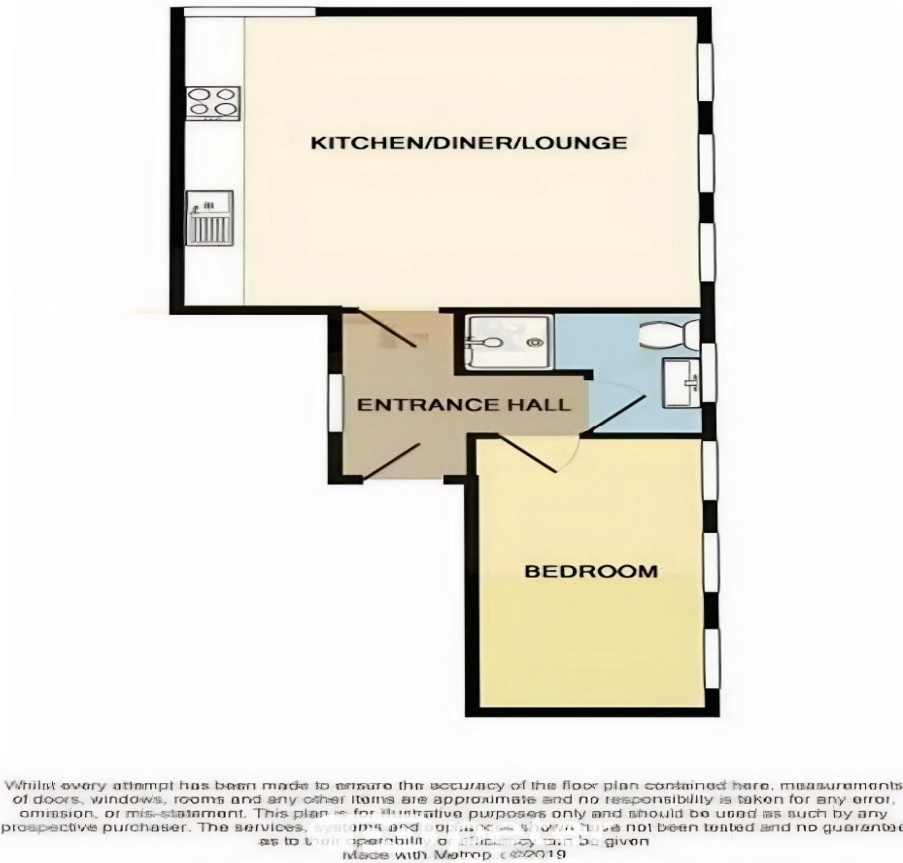
14' x 7' 10" ( 4.27m x 2.39m )

### Shower Room

01633 221892

newport@peteralan.co.uk

## Floorplan



## 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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