

All measurements are approximate and for display purposes only

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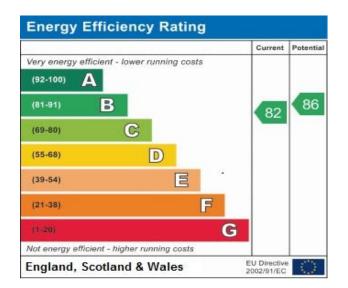


Lancashire Court, Federation Road 2 Bedrooms, 1 Bathroom, Apartment Auction Guide Price Of £45,000





- Two Bedroom
- Modern Apartment
- Electric Heating
- Double Glazed
- Kitchen Area
- Lounge Area
- Juliet Balcony



## LOUNGE/KITCHEN 19' 5" x 11' 3" (5.93m x 3.45m)

Lounge AREA. Upvc double glazed sliding patio doors, onto Juliet balcony. TV Aerial point, Wall heater, Carpet to floor.

KITCHEN AREA. Range of wall and base units, work tope over with stainless steal single sink, built in oven and hob, Stainless steal extractor hood, Space for fridge freezer, Cushion floor covering. Wall heater.

BEDROOM 1 11' 10" x 9' 10" (3.63m x 3.00m) Upvc double glazed window to rear elevation, Built in double wardrobe unit, Carpet to floor

HALLWAY Solid wood fire door to landing area, Built in storage Cupboard providing space and plumbing for washing machine, Wall heater, Carpet to floor.

BEDROOM 2 9' 5" x 7' 10" (2.89m x 2.41m) Upvc double glazed window to rear elevation, Wall heater, Carpet to floor

BATHROOM 9' 10" x 7' 2" (3.00m x 2.20m) Four piece bathroom suite in white including a shower cubicle, Cushion floor covering, Part tile walls

AUCTIONERS COMMENTS The property is for sale by





Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a nonrefundable reservation fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. The fee is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. The fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



