



Homeforge House

guide price £60,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Accessible Lift to First Floor
- Views overlooking rear garden
- Communal Lounge, Visitors Parking
- Guest suite available via booking
- Convenient Location, nearby shop
- EPC Rating: Awaited





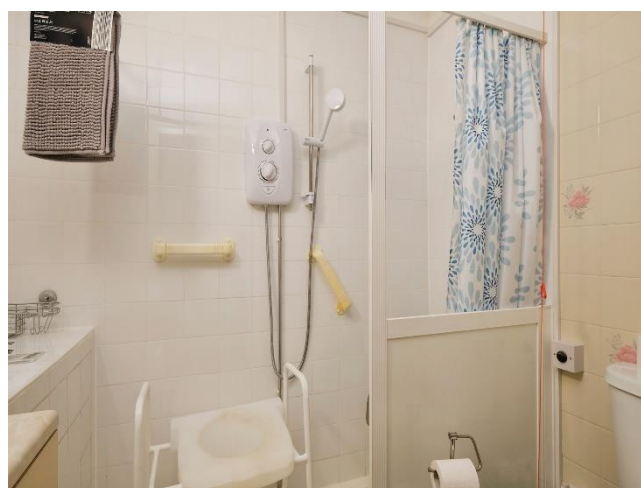
About the property

Available immediately with no onward chain. Edge of Town centre location with local shop opposite the entrance. First floor apartment ideal for retirement. Beautiful established communal lawned gardens with seating areas.

Homeforge House offers over 60's a pleasant environment with varied social aspect, there is a residents lounge with kitchenette and doors opening out to the paved terrace, offering a pleasant seating area within the attractive landscaped grounds, providing a tranquil setting. With regular coffee mornings and gatherings for all to enjoy. There is a manager on site as well as communal laundry and guest suite available to be booked. Lift to all floors. Also there is a small communal parking area to the front of the building.

The well proportioned apartment is situated on the first floor overlooking the pretty garden. Entrance Hall with useful built-in storage cupboard. Doors to following; Sizeable open plan Sitting Room with Dining Area, offering a comfortable living space with views. Opening through to the convenient fitted Kitchen. The Bedroom benefits from a built-in wardrobe along one wall and also enjoys views overlooking the garden. The accessible Wet Room, features electric shower. Vanity unit with inset basin, low level W.C.

The property is available for viewing, and appealing available with no onward chain.





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

Sitting Room with Dining Area

17' 4" x 10' 6" (5.28m x 3.20m)

Kitchen

7' 3" x 5' 6" (2.21m x 1.68m)

Bedroom One

14' x 8' 8" (4.27m x 2.64m)

Wet Room with Shower

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

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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