



Flat 3 Travis Court Shadyside, Hexthorpe, Doncaster, South Yorkshire, DN4 0DD

Auction Guide £45,000

*** MODERN METHOD OF AUCTION ***

A well presented two bedroom apartment available with a tenant in situ. Briefly comprising of a kitchen/living area, a double bedroom, a single bedroom and bathroom. Also benefits from off road parking

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Auctioneers Comments

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Leasehold

161 Years remaining
29/09/1986 - 29/09/2186
£862.50 PER ANNUM

Kitchen / Living Area 19'1" x 14'6" (5.82m x 4.44m)

Fitted with a range of cream wall and base units, complimented with black worktops. Also benefits from an integrated double oven, gas hob and extractor fan. There is also plumbing for a washing machine and space for a fridge/freezer.

Bedroom One 11'8" x 8'3" (3.56m x 2.54m)

A double bedroom with fitted wardrobes.

Bedroom Two 8'3" x 5'10" (2.54m x 1.8m)

A single bedroom with fitted wardrobes.

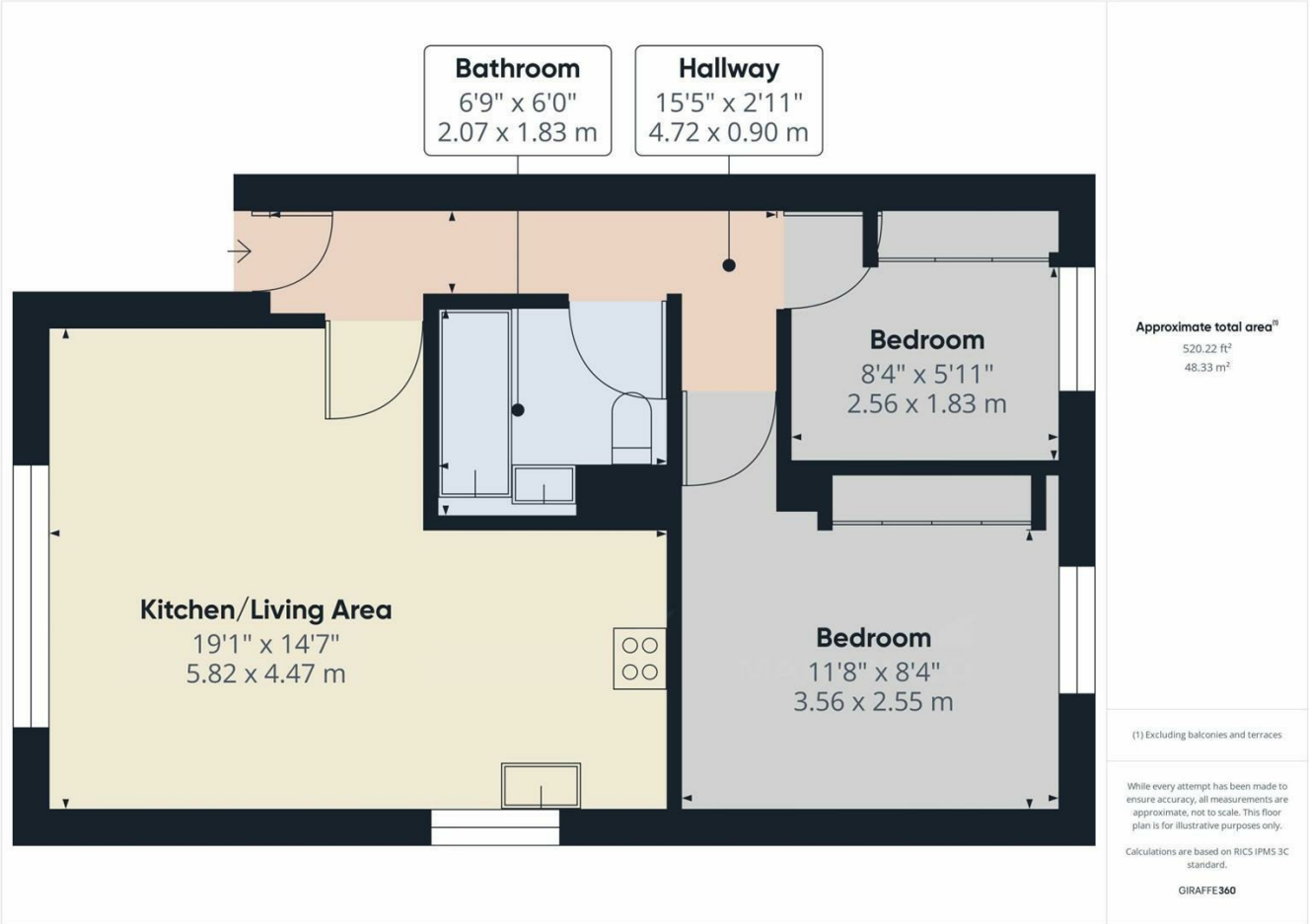
Bathroom 6'9" x 6'0" (2.06m x 1.83m)

A well proportioned bathroom fitted with white three piece suite and over bath shower.

External

The property is surrounded by pleasant communal gardens. There is also gated vehicular access leading to the car parking area.

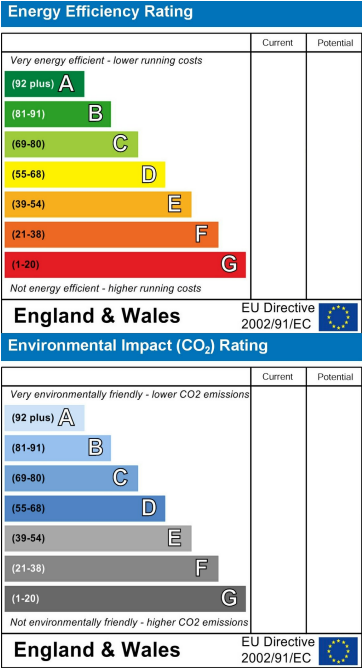
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

