









For Sale by Modern Method of Auction; Starting Bid Price £44,000 plus reservation fee.

**LEASEHOLD PROPERTY – CASH BUYERS ONLY!**

An attractive two bedroom first floor flat situated within this ever popular area. The private accommodation is accessed via its own entrance door leading up to the first floor where there is a spacious lounge, kitchen, two bedrooms and a shower room/wc. Externally the flat benefits from a single garage and a small private, low maintenance garden. This location is ideal for local amenities, shops and schools, as well as excellent transport links. With immediate vacant possession and no upper chain involved, early viewing is essential.

# MAIN ROOMS AND DIMENSIONS

## All On First Floor

Entrance via UPVC door. Stairs to First Floor

## Lounge 15'10" x 12'4"



Double glazed window to the front elevation, 2 radiators, feature fireplace and storage cupboard. Door to kitchen

## Kitchen 8'9" x 6'6"



Range of wall and base units with countertops over incorporating a 1 1/2 bowl stainless steel sink and drainer with mixer tap. Space provided for the inclusion of a cooker, washing machine and fridge freezer.

## Bedroom One 12'6" x 9'11" max



Fitted sliding door wardrobes, radiator and a double glazed window to the front elevation

## Bedroom Two 9'10" x 9'1" max



Storage cupboard, radiator and a double glazed window to the rear elevation

## Shower Room

Featuring a low level WC, hand basin, walk in shower and a chrome heated towel rail

## Outside



Small and private low maintenance garden. Garage to the rear.

## Council Tax Band

The Council Tax Band is Band A.

## Tenure Leasehold

We are advised by the Vendors that the property is Leasehold. We have been advised by the vendor the Lease Term is 99 years from 24/04/1981 and the Ground Rent is £15.00.

Ground rent review period (year/month) - to be confirmed  
Annual Ground rent increase % - to be confirmed

Any prospective purchaser should clarify this with their Solicitor.

## Auction Comments

This 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, which you must view before bidding.

The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc. VAT. This 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 £960 inc. VAT. These services are optional.

## Important Notice - Particulars

Peter Heron Ltd for themselves and for the vendors of this property whose agents they are, give notice that:-  
The particulars are set out for general guidance only for the intending Purchasers and do not constitute part of an offer or contract. Whilst we endeavour to make our sales particulars accurate and reliable, if there is anything of particular importance which you feel may influence your decision to purchase, please contact the office and we will be pleased to check the information. Do so particularly, if

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# MAIN ROOMS AND DIMENSIONS

contemplating travelling some distance to view the property. All descriptions, dimensions, references to conditions and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, however any intending purchasers should not rely on them that statements are representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. Independent property size verification is recommended.

Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. No person in the employment of Peter Heron Ltd has any authority to make or give any representation or warranty whatever in relation to this property or these particulars, nor to enter into any contract on behalf of Peter Heron Ltd, nor into any contract on behalf of the Vendor. The copyright of all details and photographs remain exclusive to Peter Heron Ltd.

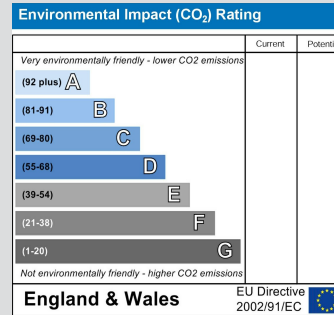
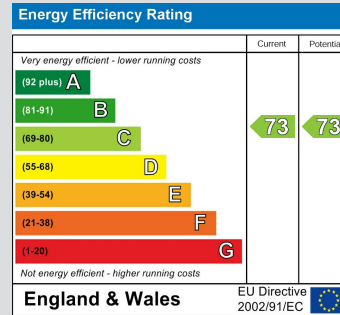
Please note that in the event the purchaser uses the services of Peter Heron Conveyancing in the purchase of their home, Peter Heron Ltd will be paid a completion commission of £210.00 by Movewithus Ltd.

## Fawcett Street Viewings

To arrange an appointment to view this property please contact our Fawcett Street branch on 0191 510 3323 or book viewing online at [peterheron.co.uk](http://peterheron.co.uk)

## Opening Times

Monday to Friday 9.00am - 5.00pm Saturday 9.00am - 12noon



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