



Twivey Court, Castleford

Auction Guide £62,000


MARTIN & CO

Twivey Court, Castleford

Apartment

2 Bedrooms, 2 Bathroom

Leasehold

- For Sale by Modern Auction – T & C's apply
- Subject to Reserve Price
- Buyers fees apply
- The Modern Method of Auction
- FIRST FLOOR LEASEHOLD APARTMENT FOR SALE WITH TENANT IN SITU
- OPEN PLAN LIVING ROOM/KITCHEN WITH JULIET BALCONY TO LIVING AREA
- BATHROOM WITH SHOWER OVER BATH
- TWO BEDROOMS WITH EN-SUITE TO MASTER BEDROOM
- CLOSE TO LOCAL AMENITIES, PUBLIC TRANSPORT & ACCESS TO MOTORWAY NETWORK
- COUNCIL TAX BAND A

For Sale by Modern Auction – T & C's apply

Modern first-floor apartment that presents a fantastic long-term investment opportunity! This property boasts a convenient location close to local amenities and public transport, and offers an open-plan living room and kitchen, two bedrooms, one with en-suite shower room plus bathroom. Off road parking.

The property is being sold with a tenant in situ, offering a hassle-free investment opportunity for those looking to secure a steady rental income. Contact us today to seize this excellent investment opportunity at Twivey Court!



AUCTION PROPERTY - SEE AUCTIONEER COMMENTS BELOW

Welcome to Twivey Court, Castleford - a modern first-floor apartment that presents a fantastic long-term investment opportunity! This property boasts a convenient location close to local amenities and public transport, making it an ideal choice for those seeking a comfortable and accessible lifestyle.

Upon entering, you are greeted by an open-plan living room and kitchen, creating a spacious and welcoming atmosphere for relaxing or entertaining guests. The living area extends to a charming Juliet balcony, perfect for enjoying a breath of fresh air and natural light.

This apartment features two bedrooms, with the master bedroom offering the luxury of an en-suite shower room for added privacy and convenience. The main bathroom is equipped with a shower over the bath, catering to your daily needs.

Parking is made easy with a designated outside parking area, providing space for one vehicle. Additionally, the property is being sold with a tenant in situ, offering a hassle-free investment opportunity for those looking to secure a steady rental income.

Don't miss out on the chance to own this modern apartment in a sought-after location. Contact us today to seize this excellent investment opportunity at Twivey Court!



AGENT NOTES

Currently tenanted on an Assured Shorthold Tenancy at a rent of £650 per calendar month, with a fixed term which expires in December 2024.

Gas central heating.

Note - photos are not current, having been taken prior to tenant taking occupation.

LEASEHOLD

The lease term is 150 years, granted in 2014, there are 139 years remaining.

Ground rent for the 2024 calendar year is £123.91.

Service charges are currently paid quarterly, the latest quarter was £393.93, equivalent to £1575 annually.

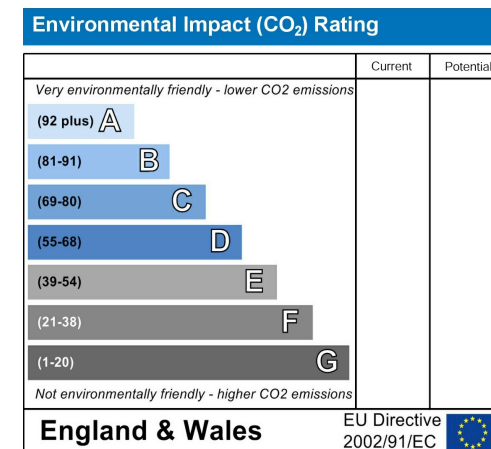
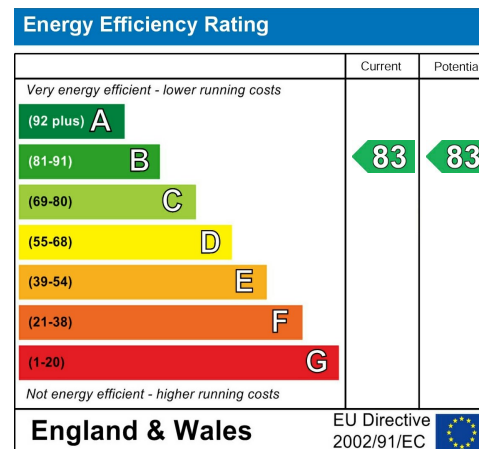
AUCTIONEER COMMENTS

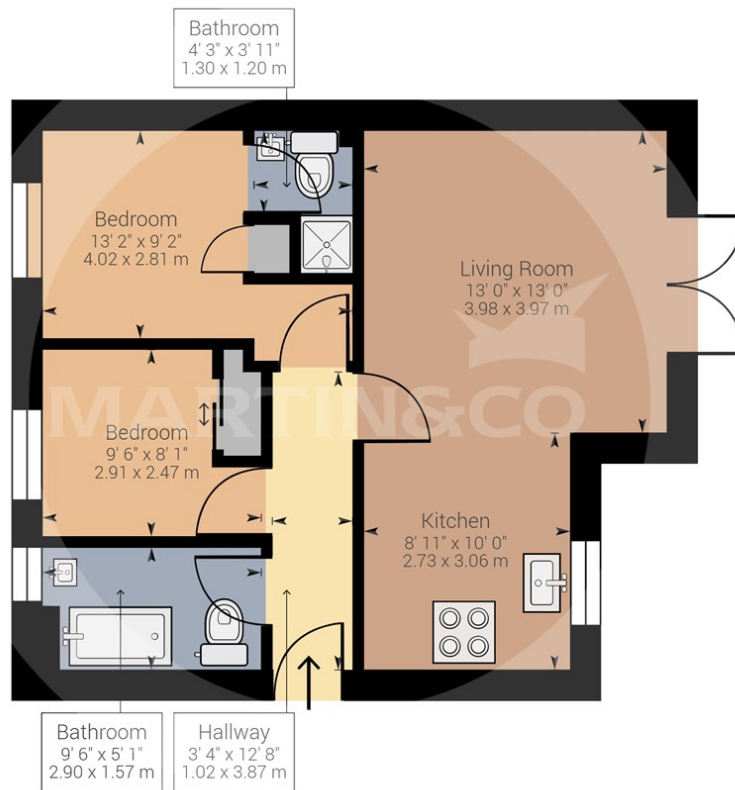
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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 will pay £300 inc VAT for this pack.

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 £6,600 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 £450. These services are optional.





Approximate net internal area: 558.47 ft² / 51.88 m²
 While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.



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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All**

Measurements: All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

