



Flat 10 Teesdale Court, Hucknall Road, Nottingham, NG5 1FE

Auction Guide £70,000

- Spacious Two Bedroom Apartment
- Large Open Plan Lounge/Kitchen/Diner with Balcony
- Parking to the Rear
- Sold Via Method of Modern Auction
- Accommodation Over 1st and 2nd Floor
- Two Double Bedrooms
- No Upward Chain

Hucknall Road, Nottingham NG5 1FE

Spacious Two Bedroom Duplex Apartment. Open Plan Lounge/Diner. Modern Kitchen and Bathroom. Balconies. Allocated Parking to the Rear. No Upward Chain.

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.



Council Tax Band: B



Entrance Hall

Accessed on the first floor. Doors to bedroom and bathroom. Stairs to the second floor.

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Bedroom

10'2 x 9'11

Door and window to the rear.

Bathroom

8'0 x 5'9

Panelled bath with shower over. Low level toilet. Sink unit.

Second Floor Landing

Doors to the Bedroom and the Lounge/Kitchen/Diner.

Lounge/Kitchen/Diner

22'8 x 9'11

Large open room with kitchen cupboards and sliding patio doors opening onto a balcony.

Bedroom

11'6 x 9'11

Door to a balcony.

Exterior

Parking to the rear.

Method of Modern Auction

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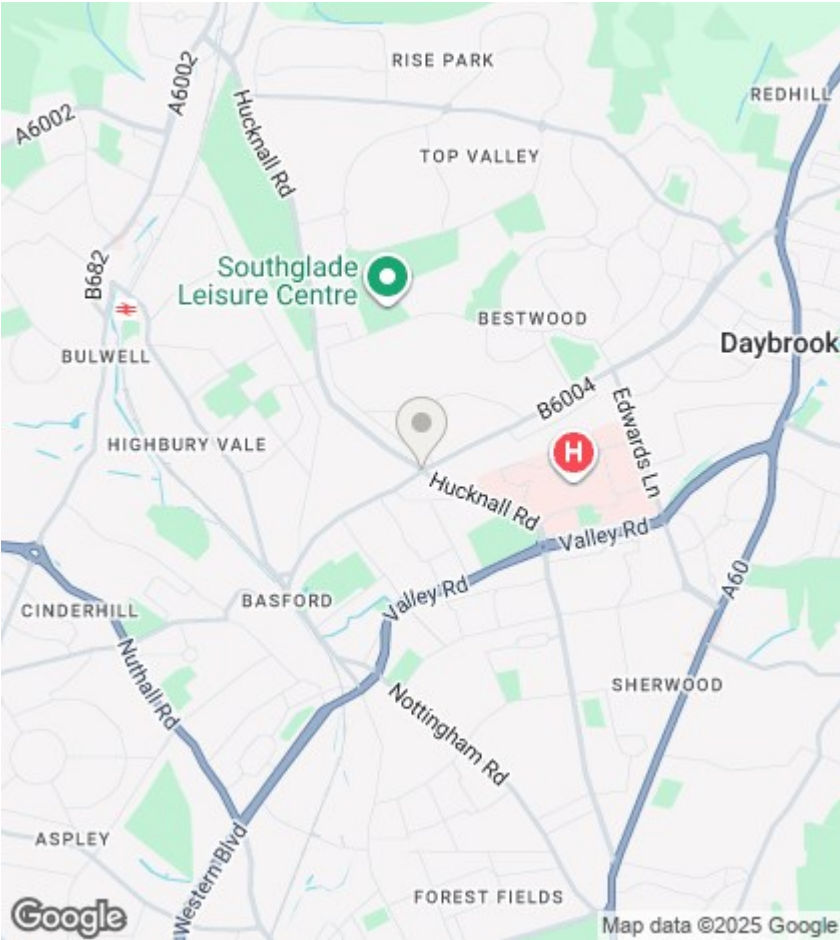
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Viewings

Viewings by arrangement only. Call 01159625003 to make an appointment.

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

