

## Flat & Shop, Sandringham House, The Square, Corwen, LL21 0DL

### £130,000 Auction Guide

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**EPC - D61    Council Tax Band - A    Tenure - Freehold**



# The Square, Corwen

## 2 Bedrooms - Flat

**\*\*NO ONWARD CHAIN\*\*** IDEAL INVESTMENT OPPORTUNITY - For Sale by Modern Auction – T & C's apply.

This charming ground floor shop and two-bedroom first floor apartment are situated in the heart of Corwen town centre. The shop floor offers a good sized shop floor, with additional storage rooms and cloakroom and the flat above offers spacious accommodation ready to move into. Boasting a spacious living area, dining room, modern kitchen, and two well-appointed bedrooms. Large windows ensure ample natural light, while the prime location provides easy access to local amenities, shops, and public transport. Ideal for those seeking a vibrant community atmosphere right at their doorstep.

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### Accommodation

Original timber front door into:

### Entrance Hall

Having an electrical meter unit, complete with an understairs storage cupboard and convenient access to the stairs leading to the first floor, also providing a front-facing window.

### L Shaped Landing

With double radiator and doors off to

### Living Room

Bright and spacious room, providing two windows to the front and side elevation and double radiator

### Kitchen

The kitchen has complimentary worktops and matching wall and base units, featuring a convenient single drainer sink with a mixer tap, a wall-mounted gas boiler, including an integrated oven and a four-ring electric hob, topped off by an extractor hood.

### Dining Room

Comprising of a double radiator and uPVC double glazed door with access to the rear decking area.

### Bedroom One

Two windows to the front elevation and an additional window to the side elevation.

### Bedroom Two

uPVC double glazed window to the rear, radiator.

### Bathroom

Comprising of a low flush W.C., wash hand basin, bath with shower over, and partition screening a storage area and uPVC double glazed window to the rear.

### Shop

Steps lead up to a glazed door, opening into the shop. The space features high ceilings and a large front window, with an additional window to the side. Three more steps lead to the next area.



### Rear Store One

Provided with quarry tiled flooring and a window to side and door to the rear elevation.

### Store Two

Having quarry tiled floor and a uPVC double glazed window to the rear.

### W.C.

Providing a low flush W.C., wash basin and double glazed window to the rear elevation.

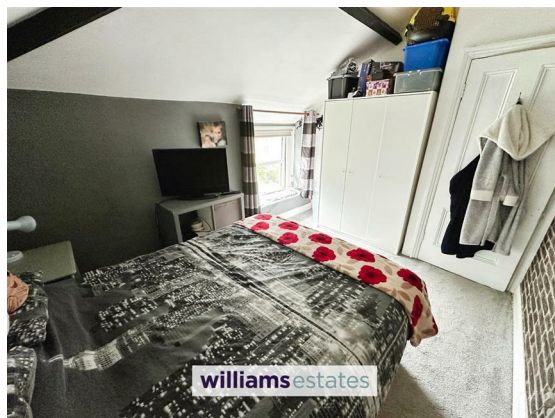
### Auctioneer Comments:

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).

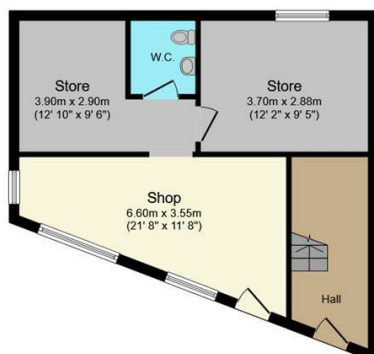
If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non Refundable Reservation Fee of 4.5% of the purchase price including 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 £960 inc. VAT. These services are optional.







### Basement

Floor area 44.4 sq.m. (478 sq.ft.)



### Ground Floor

Floor area 53.3 sq.m. (574 sq.ft.)



### First Floor

Floor area 53.5 sq.m. (576 sq.ft.)

**TOTAL: 151.2 sq.m. (1,628 sq.ft.)**

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io](http://www.Propertybox.io)

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify that they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended.

#### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.

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