



Heritage Court Eastfield Road, Peterborough
guide price £20,000 **Freehold**

QUENTIN
MARKS



Key Features



- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Ground Floor Apartment
- Scheme for Over 55 Age Group

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide



proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

NOTE

This property is only available to purchasers of over 55 years of age.

COMMUNAL ENTRANCE HALL

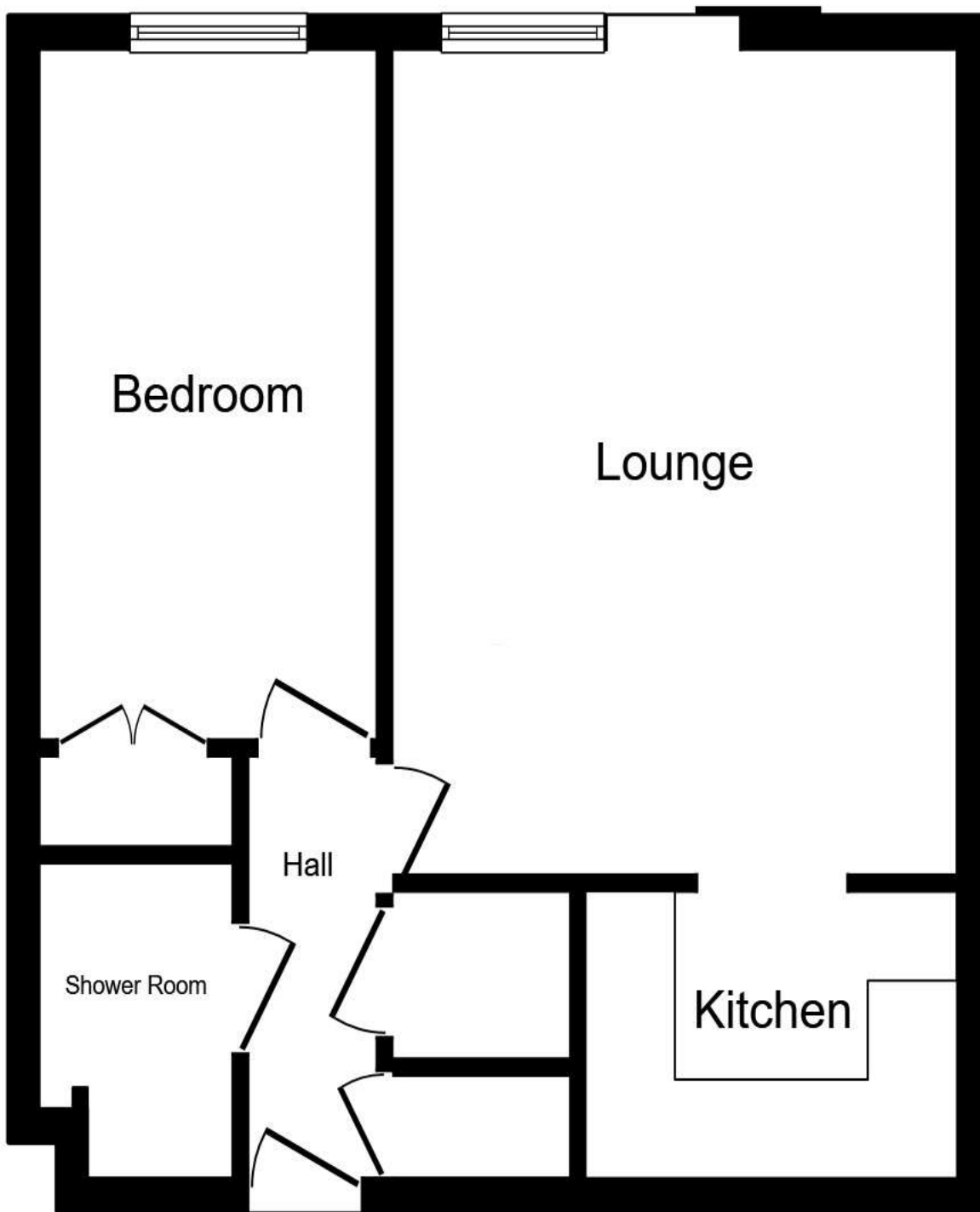
With security entrance door, lift serving the upper floors, disabled WC facility, door to:-

RESIDENTS LOUNGE

With pleasant views over the communal gardens.

INNER HALL





Which leads towards the rear of the scheme and to the entrance door of the flat itself.

ENTRANCE HALL

With built in store cupboard, airing cupboard with hot water cylinder and immersion heater, night storage heater.

KITCHEN

2.5m x 1.6m

With single bowl single drainer stainless steel sink unit, base units with cupboards and drawers, worktops and eye levels, electric cooker, space for a fridge/freezer, wall heater.

LOUNGE

4.6m x 3.2m

With night storage heater, uPVC double glazed door & 2 x windows leading to the rear garden, wall lights, alarm pull cord.

DOUBLE BEDROOM

3.6m x 2.8m

With night storage heater, wall lights, alarm pull cord, built in wardrobes with hanging rail and shelving.

SHOWER ROOM

With low level WC, pedestal wash hand basin, shower cubicle with Mira electric shower, fully

To view this property call Quentin Marks on:


01778 391600

Selling your property?

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INFORMATION



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1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: SQB100102 - 0015

