



Ashley Court, Dumbell Street, Pendlebury

By Auction £30,000

**Ascend**

Built on higher standards

## Ashley Court, Dumbell Street, Pendlebury

\*For Sale by Modern Auction – T & C's apply - Cash Buyers Only\*

\*Buy To Let Investment Only\*

Welcome to this charming studio apartment located in the desirable Ashley Court on Dumbell Street, Pendlebury. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy living space.

Upon entering the apartment, you will find a well-designed reception room that serves as a versatile area for relaxation and entertaining. The open-plan layout maximises the use of space, allowing for a seamless flow between living and sleeping areas. The studio design ensures that you can easily personalise the space to suit your lifestyle.

Situated in Pendlebury, this property benefits from a vibrant community atmosphere, with local amenities and transport links just a stone's throw away. Whether you are commuting to work or exploring the surrounding area, you will find that everything you need is within easy reach.

This studio apartment in Ashley Court presents an excellent opportunity for those looking to embrace a low-maintenance lifestyle without compromising on comfort. With its appealing features and prime location, it is sure to attract interest. Do not miss the chance to make this lovely apartment your new home.

### Auctioneer Comments

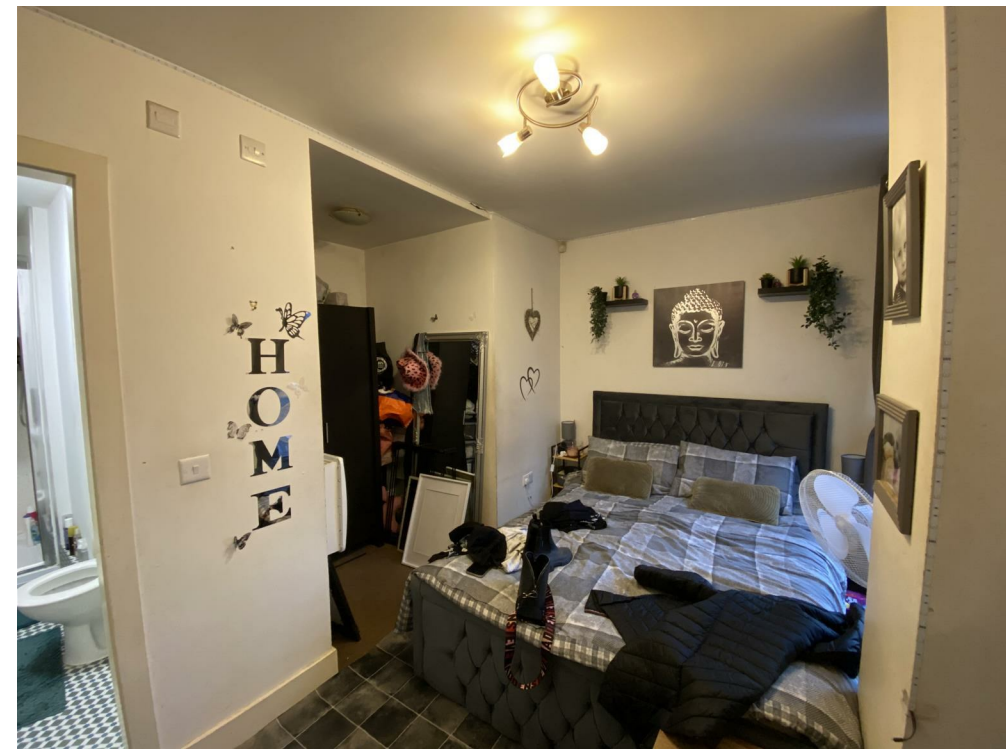
This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

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

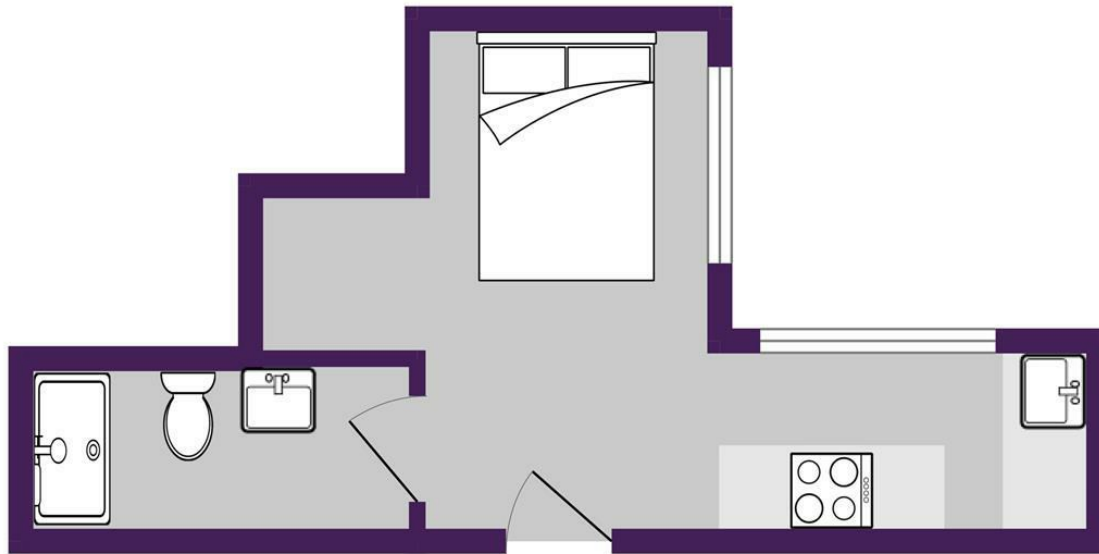
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. 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

Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify 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. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.



GROUND FLOOR  
187 sq.ft. (17.3 sq.m.) approx.



STUDIO

TOTAL FLOOR AREA : 187 sq.ft. (17.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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