

Road Map



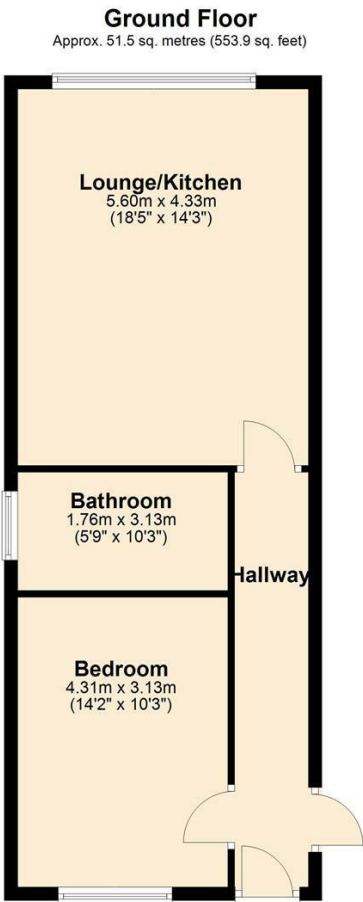
Hybrid Map



Terrain Map



Floor Plan

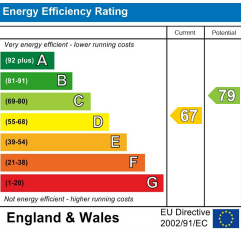


Viewings

Please contact our iMove Sales & Lettings Office on 01253 883311 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



Pennine View

Dock Street, Fleetwood, FY7 6JN

Auction Guide £37,000



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Introduction

**** Deceptively spacious one bedroom first floor apartment situated close to sea front****

The property is conveniently located within walking distance to Fleetwood Town Centre and it's shops and amenities. Excellent transport links close by for both bus and tram.

The property comprises a modern stylish kitchen with integrated appliances - open plan to the lounge/diner. Three piece bathroom and double bedroom.

Additional Information:

Allocated Parking
Council Tax Band: A (Wyre)

Hallway

Bedroom

13'6" x 10'3"

Bathroom

10'3" x 5'9"

Open Plan Lounge/Kitchen/Diner

18'4" x 14'2"

Additional Info

Tenure - Leasehold

Lease Term:

999 Years from 5th December 1973

Ground Rent: Peppercorn - £5 Per Annum

Block Management: Approx. £900 per Annum

Building Insurance Approx. £330 Per Annum

Gas central heating throughout

Energy Rating - D

Council Tax Band - A (Wyre Borough Council)

Important Information

Buying at auction is a contractual commitment, you are legally obliged to buy the lot on the terms of the sale memorandum at the price you bid. If you are the successful bidder, you are required to pay the deposit and auction fees immediately. As agent for the seller, we treat any failure to satisfy your obligations as your repudiation of the contract and the seller may then have a claim against you for breach of contract. You must not bid unless you wish to be bound by the common conditions of auction.

Anti Money Laundering Regulations

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Every effort has been made to confirm the accuracy of the lot details including any defect in the title both with the vendor and their solicitor. Auction House will not be held responsible for any failure to disclose any such defects.

Any purchasers choosing to buy without viewing in person are doing so at their own risk and acknowledge that the auctioneer will not be held responsible for any issues that may arise due to them being unintentionally missed from the video or sales particulars.

Please refer to legal pack for additional fees and the Auction Information document for guidance prior to bidding.

Auction Fees

Administration Charge - 2.75% inc VAT of the purchase price, subject to a minimum of £2750 inc

VAT, payable on exchange of contracts.

Disbursements - Please see the legal pack for any disbursements listed that may become payable by the purchaser on completion.

Important Note For Prospective Buyers

We draw your attention to the Special Conditions of Sale within the Legal Pack, referring to other charges in addition to the purchase price which may become payable. Such costs may include Search Fees, reimbursement of Sellers costs and Legal Fees, and Transfer Fees amongst others.

