



High Street, Meldreth SG8 6LB

welcome to

High Street, Meldreth

****MODERN AUCTION.** *Situated in the sought-after South Cambridgeshire village of Meldreth, this beautifully presented one-bedroom first-floor apartment offers stylish, modern living with excellent transport links



Auctioneer's Comments

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.

Entrance Hall

Double glazed door opening onto hallway. Wall mounted electric radiator and storage cupboard.

Kitchen/Lounge

Double glazed window and sky light. . Fitted kitchen with a mix of wall and base level units, works surfaces incorporating a sink unit and mixer tap. Built in oven and hob. Intergtaed washing machine and fridge freezer. Wall mounted electric radiator.

Bedroom

Double glazed window. Wall mounted electric radiator. Recently re laid wool carpet.

Bathroom

Low level WC, vanity wash hand basin and bath with shower over. Wall mounted heated towel rail.

Outside Parking

Allocated parking space

Agency Notes

999 years leasehold with 966 years remaining.
Annual Buildings insurance £210.50

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- MODERN FIRST FLOOR APARTMENT
- OPEN PLAN LIVING

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jul 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£145,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110890 - 0005

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