



Connells

St. Michaels Close
Plymouth



Property Description

Welcoming to the market is the exciting opportunity to acquire this immaculately presented one bedroom first floor apartment, situated in a prime central location. Benefiting from one double bedroom, lounge, kitchen, bathroom and allocated parking.

Located a stone's throw away from the sea front and mount wise swimming pools, and offers access to a host of local amenities, local parks, main transport links and the city centre.

This ready to move into apartment comprises; an entrance, with a light and airy spacious lounge, which has access to a modern kitchen with built-in appliances, one double bedroom and a modern bathroom comprising bath with overhead shower, hand basin and W.C.

Externally, this property offers allocated parking, convenient for those who drive.

This property is the perfect opportunity for first-time buyers and investors, appealing to a wide range of buyers!

BOOK YOUR VIEWINGS NOW!

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.

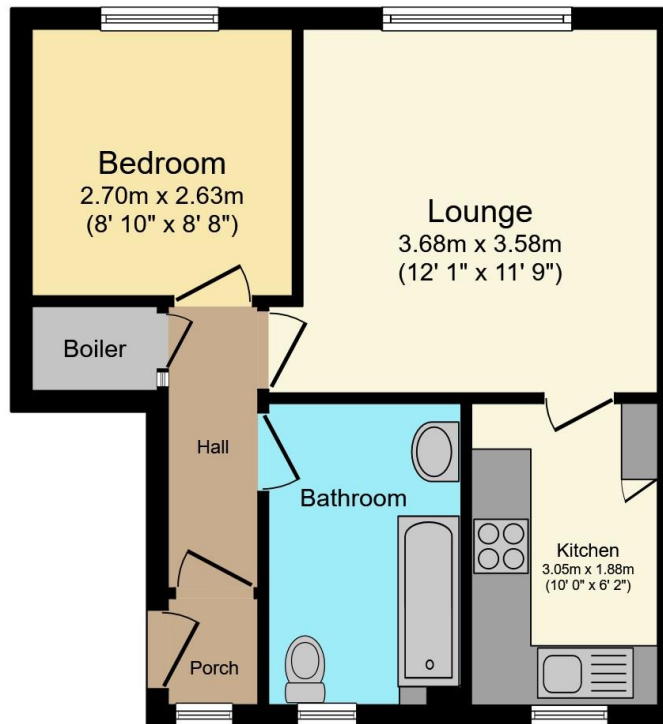
The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The 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.









Total floor area 38.7 m² (417 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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

Connells

To view this property please contact Connells on

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E plymouth@connells.co.uk

32 Mannamead Road
 PLYMOUTH PL4 7AA

EPC Rating: C

Council Tax
 Band: A

Service Charge:
 1578.00

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/PLH312982

This is a Leasehold property with details as follows; Term of Lease 168 years from 17 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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