

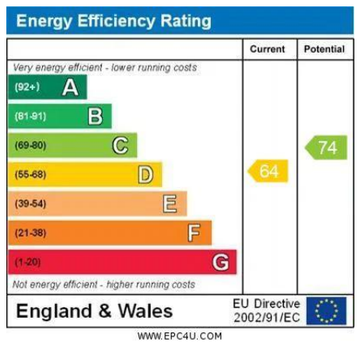












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Pennys estate agents

www.pennys.net

15 Glenorchy Court, Exeter Road, Exmouth, EX8 1PJ

OFFERS OVER:

£35,000

TENURE Leasehold



Retirement Flat For The Over 55's Requiring A Full Programme Of Modernisation Located In The Heart Of Exmouth Town Centre

Reception Hall * Lounge * Kitchen * Bedroom * Shower Room/Wc
The Guide Price Reflects The Current Length Of Lease

rightmove

PENNYS ESTATE AGENTS
2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN
Tel: 01395 264111 EMail: help@pennys.net

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THE ACCOMMODATION COMPRISES: The flat is found on the first floor and approached via a private front door to:
RECEPTION HALL: Door intercom, careline cord, airing cupboard with water cylinder.
LOUNGE: 3.58m x 3m (11'9" x 9'10") With sliding double glazed patio doors to Juliette balcony, night storage heater, TV point, archway to:
KITCHEN: 2.21m x 1.98m (7'3" x 6'6") Single drainer sink unit set in work surfaces with cupboards and drawer units beneath, tiled surrounds.
BEDROOM: 3.63m x 2.69m (11'11" x 8'10") Double glazed tilt and turn window, night storage heater, free-standing wardrobe.
SHOWER ROOM/WC: 2.21m x 1.7m (7'3" x 5'7") Oversize shower cubicle with Mira shower unit, sliding doors, vanity wash hand basin, WC with push button flush, double glazed tilt and turn windows with patterned glass, night storage heater, emergency careline cord.
COMMUNAL FACILITIES: Glenorchy Court enjoys a communal laundry room, there is also a communal bin store.
TENURE & SERVICE CHARGE: We understand that the flat is held on a 99 year lease with approximately 66 years remaining. Service Charge: To be confirmed. Ground Rent: To be confirmed. We understand that the service charge covers a 24 hour emergency monitoring service, house manager, window cleaning, heating and cleaning of communal areas, useful laundry facilities (washing machines and tumble dryers), exterior building maintenance, upkeep of grounds, building insurance and water charges. As a condition of the purchase the residents must be over the age of 55 years.

VIEWINGS
Block viewings available. Please call us on 01395 247000 to arrange.
IMPORTANT INFORMATION
All lots are sold subject to the Common Auction Conditions and Special Conditions of Sale (unless varied by the Sellers Solicitors), together with the Addendum (if applicable), which will be available on Auction Day.
AUCTION LEGAL PACK & FINANCE
Copies of the legal pack and special conditions of sale are available online to be downloaded, via the tab on the online auction property listing page. It is the purchaser's responsibility to make all necessary legal, planning and finance enquiries prior to the auction.
PRICE INFORMATION
Guides are provided as an indication of each Seller's minimum expectation. They are not necessarily figures at which a property will sell for and may change at any time prior to Auction. Unless stated otherwise, each Lot will be offered subject to a reserve price (a figure below which the Auctioneer cannot sell the Lot during the Auction). This reserve figure cannot be higher than 10% above a single figure guide. Please check our website regularly at www.247propertyauctions.co.uk or contact us on 01395 247000 for up to date information. At the fall of the hammer contracts are exchanged and there is no going back!
AUCTIONEER'S NOTE:
Please refer to all legal documents for this Lot in case any additional fees and reimbursements are listed in addition to the purchase price.
†Traditional auction
Exchange occurs at the end of the auction. This means that if the reserve is met or exceeded and the auction timer reaches zero, the successful bidder is legally obliged to pay the purchase price and the seller will be legally obliged to sell the property. To ensure that the successful bidder proceeds, the buyer is automatically charged a holding deposit, which is held in a secure client account, pursuant to the terms of a holding deposit agreement.
* Pricing Information
The Guide Price amount specified is an indication of each seller's minimum expectation. It is not necessarily the amount at which the property will sell. Each property will be offered subject to a Reserve (a figure below which the property will not be sold) which we expect will be set no more than 10% above the Guide Price amount.

Bamboo Proptech and 247 Property Auctions shall not be liable for any inaccuracies in the fees stated on this description page, in the bidding confirmation pop up or in the particulars. Buyers should check the contents of the legal pack and special conditions for accurate information on fees. Where there is a conflict between the fees stated in the particulars, the bid information box above or the bidding confirmation pop up and the contents of the legal pack, the contents of the legal pack shall prevail.
Stamp Duty Land Tax or Land and Buildings Transaction Tax may also apply in some circumstances.
Refreshing the Page
To make sure that you are seeing the latest information for the property, we recommend you refresh the page. This ensures you're seeing live information and not stored (cached) data. If the page disconnects from the Internet, refreshing the page will show the latest information.
Disclaimer
All information relating to this property, including descriptions, pictures and other related information has been provided by 247 Property Auctions. All legal documents in relation to this property have been provided by the Vendor's solicitor. Neither Bamboo Proptech or any individual in employment with Bamboo Proptech makes any warranty as to the accuracy or completeness of any of the property information.
These particulars do not form part of any contract or offer. Buyers should not rely on them as statements of representation and should check that the information is correct by inspection or otherwise. Where there is a conflict between the contents of the legal documents and these particulars, the information contained in the legal documents shall prevail.
Pursuant to the Auctioneer Act 1845, this auction is being conducted by the auctioneer stated above. All participants in this online auction shall note that both the Auctions (Bidding Agreements) Act 1927 and 1969 shall apply.

Pursuant to the Auctioneer Act 1845, this auction is being conducted by the auctioneer stated above. All participants in this online auction shall note that both the Auctions (Bidding Agreements) Act 1927 and 1969 shall apply.
Where stated in the bid box above, you agree that Bamboo may pre-authorise your card for the amount of the Buyer's fee and Deposit. You will only be charged if you are the winning buyer. We will release the pre-authorisation at the end of the auction. You card issuer may take up to 10 working days for this amount to be available to you in your account.

FLOOR PLAN:



Total area: approx. 34.7 sq. metres (373.7 sq. feet)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only. Floorplan carried out by epcsolutions.co.uk
Plan produced using PlanUp.
Flat 15, EXMOUTH