



For Sale by Modern Auction and Subject to Reserve Price & Reservation Fee. With no onward chain, a charming one bedroom conversion apartment set to the second floor of this imposing, semi detached Edwardian residence. Heaton Road, perfectly placed for convenient access to the shops, cafe's and amenities of Heaton Road itself and is within striking distance to the delightful Heaton Park, Jesmond Dene and excellent transport links into Jesmond and Newcastle city centre.

The accommodation briefly comprises: communal entrance hall with stairs to second floor; private entrance hall with stairs to landing 20ft lounge diner with feature fireplace, stripped wood flooring, spot lighting and dual aspect windows; kitchen with fitted units and work surfaces; bathroom with three piece suite; double bedroom with storage cupboard and dual windows. With off-street parking to the rear, early viewings are advised.

For Sale by Modern Method of Auction | Subject to Reservation Fee | Charming 2nd Floor Conversion Apartment | 598 Sq ft (55.6m2) | One Double Bedroom | 20ft Lounge Diner | Kitchen | Bathroom | Off-Street Parking | No Onward Chain | Excellent Location | Leasehold - 956 Years Remaining | Service Charge £100 Per Month & Ground Rent £12 Per Annum | Council Tax Band A | EPC: D

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

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## Auction Guide £90,000

**IMPORTANT NOTE:** These particulars and the descriptions and measurements herein do not constitute representation and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

