



Collingwood Court, Royston, SG8 7BY

welcome to

Collingwood Court, Royston

Situated within easy access of Royston town centre and railway station, a spacious and well-proportioned one bedroom warden assisted apartment that is offered in excellent decorative condition throughout.



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.

Side Door To Entrance Hall

Large airing cupboard.

Lounge

14' 7" x 10' 5" (4.45m x 3.17m)

With Knight storage heater, TV point, archway to kitchen.

Kitchen

8' 3" x 7' 4" (2.51m x 2.24m)

Inset sink unit with drawers and cupboards under, good range of base and wall cupboards with adequate work surfaces, fitted oven and hob unit, floor covering, part tiled walls, plumbing for

automatic washing machine, space for fridge/freezer.

Bedroom

13' 4" x 9' 2" (4.06m x 2.79m)

Nice storage heater and fitted wardrobes to one room.

Shower Room

Suite comprising low flush w/c, wash hand basin, walk in shower, electric wall heater.

Outside

The property has the benefit of well kept communal gardens and there is residents' car parking to the rear of the building.

Communal Areas

Residents of Collingwood Court have access to a large communal lounge. There is also access to a laundry room.

Agents Note

Lease details:

Approximately 58 years left to run on the lease.

Current annual ground rent is £215.66

Current annual service charge is £4256.14

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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Collingwood Court, Royston

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Spacious and well-proportioned one bedroom warden assisted apartment in sought-after residential development.
- Immediate vacant possession.

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 4256.14

Ground Rent: 215.66

This is a Leasehold property with details as follows; Term of Lease 99 years from 24 Jun 1989. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RYN110646 - 0003

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