



Connells

Applegate House Seymour Road
TROWBRIDGE

Applegate House Seymour Road TROWBRIDGE BA14 8FT

for sale guide price
£170,000



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.

Property Description

Top Floor One Bed Retirement Apartment in a development not far from the Town Centre, Railway Station & Newly Opened Health Centre.

Accommodation comprises Entrance Hall, Walk in Storage / Utility Room, Living Room with Generous Balcony. Kitchen, Double Bedroom with Walk In Wardrobe & Stylish Shower Room.

Communal reception area, lift to all floors, residents Lounge / Kitchen / Eating Area, Communal Grounds & Gardens surround the property as well as a Parking Area.

Viewing recommended.

Entrance

Main reception on ground floor. Access to communal lounge / meeting area. Stairs & lift to all floors.

Cont'd....

Private Hallway

Door from communal landing. Doors to Living Room, Bedroom & Bathroom. Storage cupboards. Security entry phone system.

Store

Walk in storage cupboard. Space for washing machine

Living Room

Window to side aspect. Door & window to rear, opening onto balcony. Door to Kitchen.

Balcony

Good sized balcony over looking communal gardens at the rear. Space for small table & chairs.

Kitchen

Window to rear aspect. Modern fitted kitchen comprising wall, base & drawer units with work surfaces over & matching upstands. Inset sink and drainer. Built in oven and inset hob with cookerhood over & stainless steel splashback. Concealed lighting. Space for fridge freezer.

Bedroom

Window to rear aspect. Walk in wardrobe.

Shower Room

Stylish shower room comprising walk in shower enclosure with screen to side, grab rails & splashback tiling. Built in bathroom storage with work surface over. Inset wash hand basin & push button flush wc. Towel rail.

Gardens & Parking

There are communal grounds to the property with areas for sitting out.

Permit available for parking at approx £125 - £150 per year.

Agents Note:

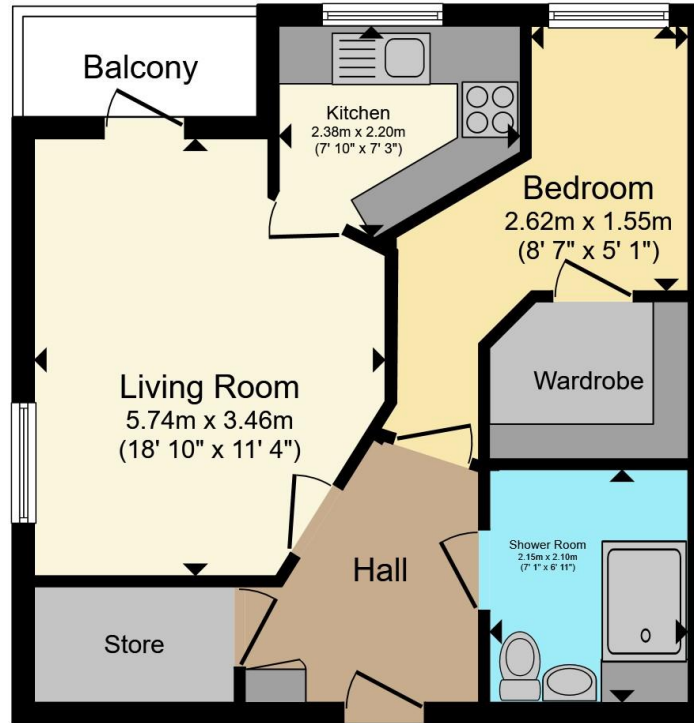
Please note than an AML fee is chargeable to the buyer once an offer has is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.

Once these checks have been completed the fee can not be refunded, even if the property purchase does not go ahead.









Total floor area 40.3 m² (434 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

T 01225 754391
E trowbridge@connells.co.uk

11 Fore Street
 TROWBRIDGE BA14 8HA

EPC Rating: B

Council Tax
 Band: C

Service Charge: Ask
 Agent

Ground Rent:
 Ask Agent

Tenure: Leasehold

view this property online connells.co.uk/Property/TWB308119

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: TWB308119 - 0002