merryweathers
Est. 1832









16, Britannia House Duke Crescent, Barnsley, S70 1JW

Guide Price £55,000

For sale by modern method of auction, this one-bedroom flat in Britannia House offers a practical home close to Barnsley town centre. The apartment provides a good-sized reception room with laminate flooring and large window, allowing plenty of natural light. A separate galley-style area with fitted units and worktops offers space for appliances and food preparation. The double bedroom overlooks greenery and has room for freestanding furniture. The shower room includes a glazed enclosure, basin and WC.

Britannia House is well placed for Barnsley Interchange, around 10–15 minutes' walk away, giving rail links to Leeds and Sheffield. Everyday amenities, shops and cafés are available in the town centre and around Peel Square and the Alhambra Centre. Nearby green spaces include Locke Park, offering open lawns and walking routes, making this flat a conveniently located option for buyers seeking town-centre access.

Entrance Hall
Property is accessed via an intercom or code system.

Kitchen 18'3" x 6'10" (5.58 x 2.09)
A range of wall and base units with work surfaces, sink unit, space for washing machine and fridge freezer. Having a window and a radiator.

Lounge 17'5" x 9'4" (5.32 x 2.87)
Having a window, laminate flooring, a radiator and door to balcony.

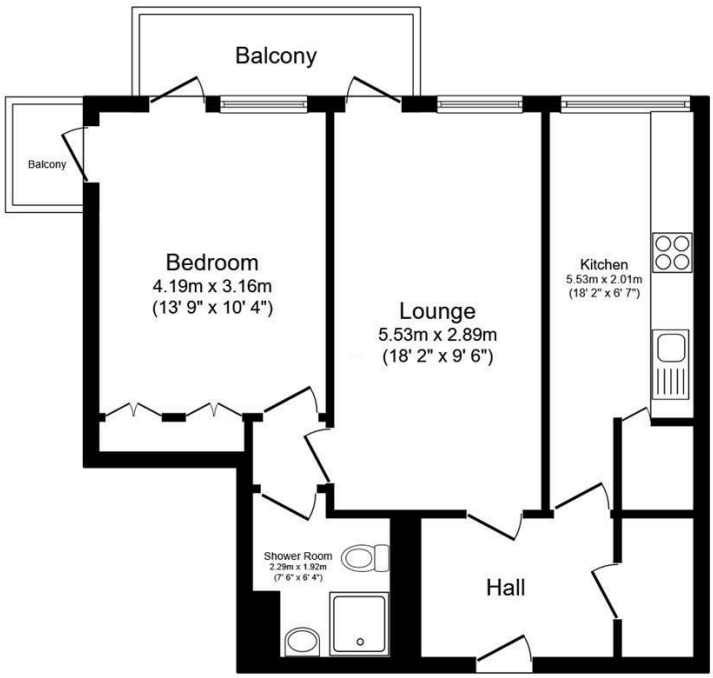
Bedroom One 13'7" x 10'4" (4.15 x 3.16)
Having a window and a door leading to the front balcony and a radiator.

Shower Room
Having a shower cubicle, low flush w.c, hand wash basin and a radiator.

Material Information
Council Tax Band A
Tenure Freehold
Property Type FLAT
Construction type Brick built
Heating Type Bio Mass Community Heating
Water Supply Mains water supply
Sewage Mains drainage
Gas Type Mains Gas
Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.
https://www.openreach.com/
https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker
Parking type public spaces
Building safety N/A
Restrictions N/A
Rights and easements N/A
Flooding – LOW
All buyers are advised to visit the Government website to gain information on flood risk. https://check-for-flooding.service.gov.uk/find-location
Planning permissions N/A
Accessibility features N/A
Coal mining area South Yorkshire is a mining area
All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. https://www.groundstability.com/public/web/home.xhtml
AGENT NOTES
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

AUCTIONEER COMMENTS
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 buyer's solicitor. This additional time allows buyers to proceed with mortgage finance.
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 £300 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.
Referral Arrangements
The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Floor Plan



Floor Plan

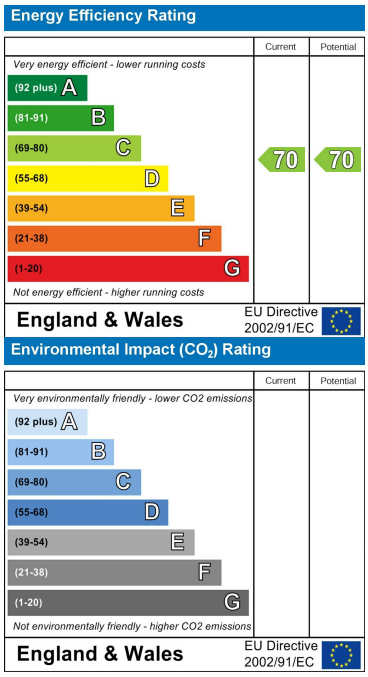
Total floor area: 56.5 sq.m. (608 sq.ft.)

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

Area Map



Energy Efficiency Graph



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www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office:16 Ship Hill, Rotherham, S60 2HG

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