Connells

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for sale

guide price **£60,000** **Leasehold**



North Street Swindon SN1 3JY

Offered with NO ONWARD CHAIN is this two bedroom basement floor flat, located in the heart of Old Town, within walking distance to an array of bars, restaurants and shops. The property itself offers an open plan kitchen /dining /living room, master bedroom, second room and bathroom. Viewing advised!



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Property Details

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.

Internal Features

Kitchen / Dining / Living Room 18' x 17' (5.49m x 5.18m)

Two windows to front, wall and base units with work surface over, one and half bowl inset sink with mixer tap, built in electric oven with induction hob over, integrated fridge / freezer, space and plumbing for washing machine. spot lights throughout.

Bedroom 1 11' 6" x 11' (3.51m x 3.35m)

Window to side, heater, spot lights

Bedroom 2 12' 6" x 7' (3.81m x 2.13m)

Window to side, storage heater, spot lights.

Bathroom

WC, wash hand basin, panel bath with shower and screen



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.focalagent.com





To view this property please contact Connells on

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3-5 Victoria House, Albert St
SWINDON SN1 3BG

Property Ref: SND103367 - 0003

Tenure:Leasehold EPC Rating: F

Council Tax Band: A Service Charge: 300.00

Ground Rent: 75.00

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Jan 2006. Should you require 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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.