



Park West, Derby Road, Nottingham, NG7 1LU
Auction Guide Price £105,000 Leasehold



Park West, Derby Road

2 Bedrooms, 2 Bathroom

Auction Guide Price £105,000

- Two Bedroom Apartment
- Easy Access to the City Centre
- Gated Development
- Council Tax Band C
- Underground Parking Space
- No Onward Chain
- For Sale by Modern Auction – T & C's apply

Situated in this popular development, this two bedroom apartment makes for an ideal investment opportunity. The accommodation comprises of an entrance hall, open plan living/dining/kitchen, two double bedrooms (master with en-suite shower room) and a further bathroom. Being offered to the market with no onward chain and benefitting from an allocated parking space, early viewing is strongly recommended.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

HALLWAY 18' 1" x 3' 4" (5.51m x 1.02m) With fitted carpet, wall mounted electric heater and two ceiling lights.

OPEN PLAN LIVING/DINING/KITCHEN 16' 9" x 13' 3" (5.11m x 4.04m) Comprising of a fitted kitchen with a range of high and low level units with a rolled edge worktop over incorporating a stainless steel sink and drainer, upstand and breakfast bar seating, integrated electric oven, inset hob with stainless steel splashback and extractor hood over, washing machine plumbing, wood effect flooring and ceiling light. The living area has a fitted carpet, three double glazed windows, wall mounted electric radiator and two wall lights.

MASTER BEDROOM 12' 5" x 11' 8" (3.78m x 3.56m) With fitted carpet, double glazed window, fitted wardrobe, wall mounted electric heater and two wall lights.

EN-SUITE With a corner shower enclosure with a

mains fed mixer bar shower, low flush w.c., pedestal wash hand basin, vinyl floor covering and ceiling light.

BEDROOM TWO 9' 2" x 8' 6" (2.79m x 2.59m) With fitted carpet, double glazed window, fitted wardrobe, wall mounted electric heater and wall light.

BATHROOM Comprising of a panelled bath with chrome mixer tap and shower attachment over, low flush w.c., pedestal wash hand basin, vinyl floor covering and ceiling light.

EXTERNAL With an allocated, underground parking space.

AUCTIONEER COMMENTS This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the

property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

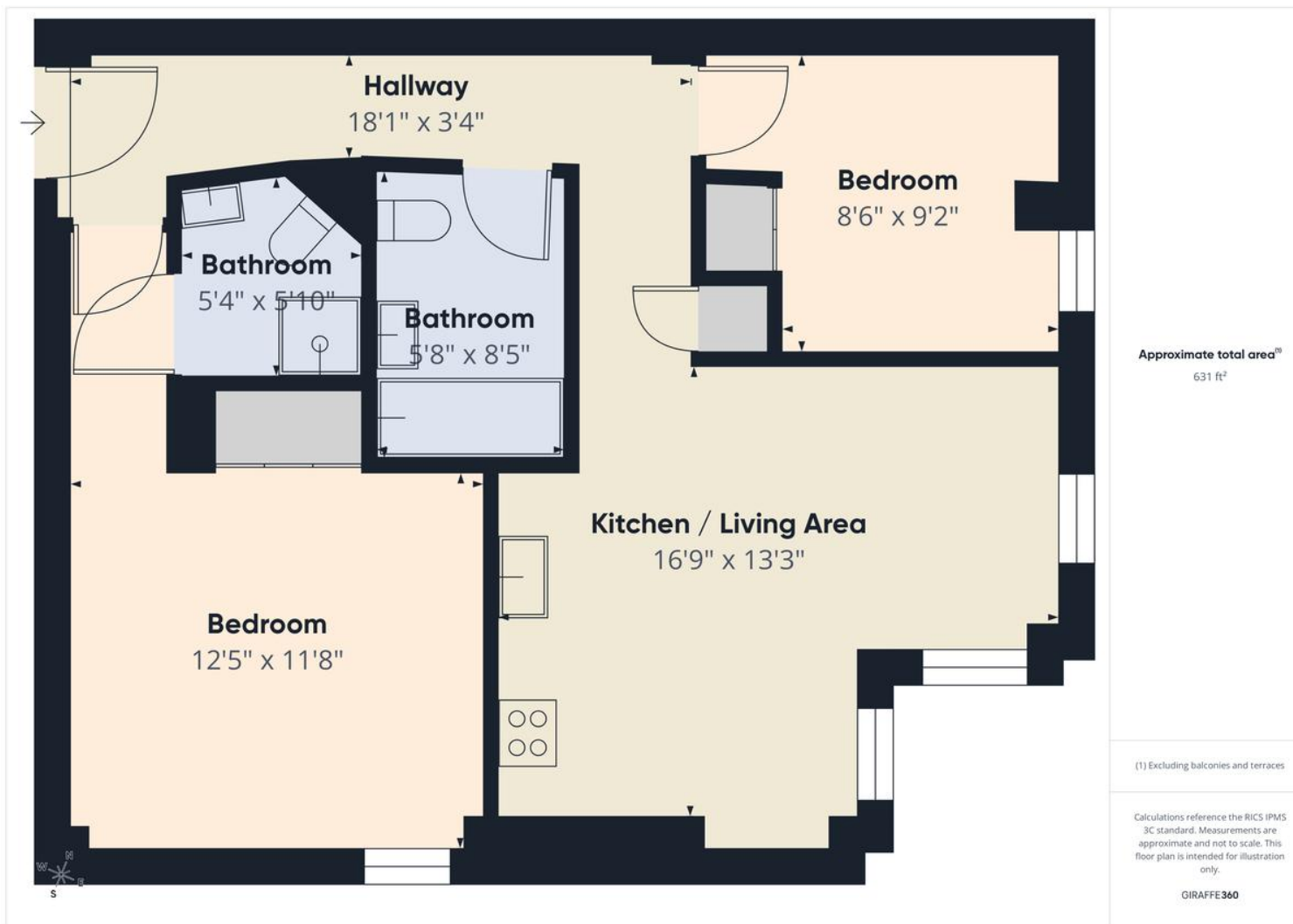
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

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 benefit you; 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, please be aware that the Auction Coordinator or Partner Agent may receive payment for the recommendation. Where this is the case, the Partner Agent and Auctioneer will inform you of any referral arrangements and any payment they will receive, prior to any services being taken by you.





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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.