

3 Nether Court Oakdale Road, Nether Edge, Sheffield, S7 1SL
By Auction £99,000

ARCHERS
ESTATES



3 Nether Court Oakdale Road, Nether Edge, Sheffield, S7 1SL

By Auction £99,000

Council Tax Band: A

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £99,000. A bright and spacious one bedroom first floor apartment which is located on this quiet road in Nether Edge! Perfect for first time buyers, downsizers or landlords the property enjoys good sized rooms throughout and is set within a block of only four dwellings. Situated close to a wealth of shops, cafes and amenities the property is well served by regular bus routes giving easy access to the universities, hospitals and the city centre also. With double glazing and gas central heating throughout, the property in brief comprises; communal entrance lobby with staircase rising to the first floor, entrance hallway with storage, lounge, kitchen area, bedroom and bathroom. To the lower ground floor of the building there is an allocated storage room for the apartment and to the rear is a communal yard area. Available to the market with NO CHAIN involved, a viewing is highly recommended to appreciate the accommodation on offer - contact Archers Estates today to book your viewing! Leasehold tenure, 751 years remain on the lease. Service charge is £1310pa. Ground rent is £10pa. Council tax band A.

Communal Entrance Lobby

Entrance Hallway

Lounge

Kitchen Area

Bedroom

Bathroom

Storage Room

Outside

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in

order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent

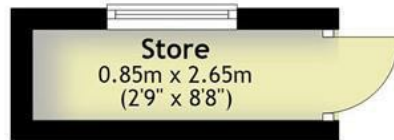
to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



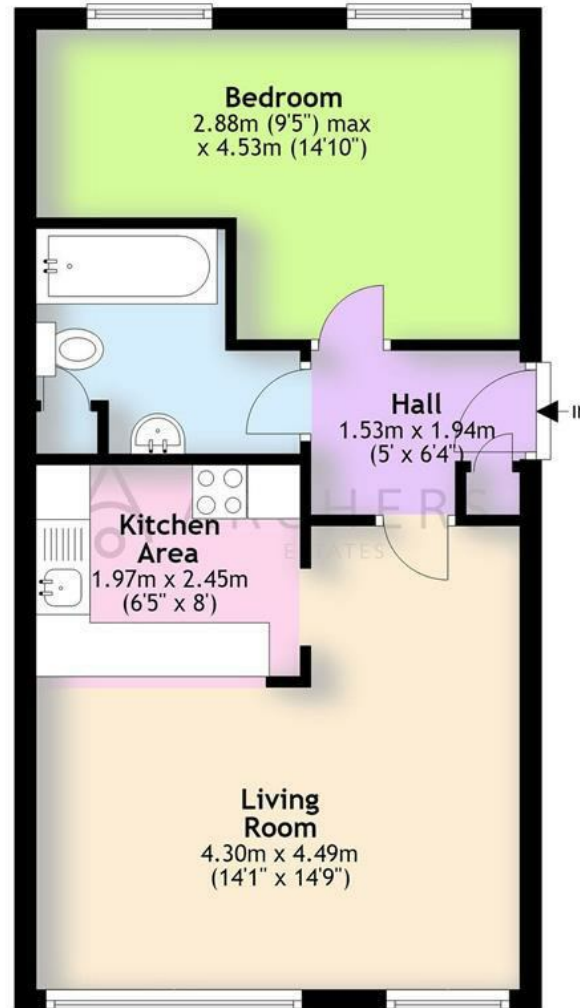
Basement

Approx. 2.2 sq. metres (24.1 sq. feet)



First Floor

Approx. 40.1 sq. metres (431.3 sq. feet)



Total area: approx. 42.3 sq. metres (455.5 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	72
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	