



## De Montfort Court, Stoneygate Road

GUIDE PRICE £75,000 Leasehold

Ground floor one-bedroom apartment in De Montfort Court, Stoneygate, offered for sale via Secure Sale online auction. Electric heating, communal parking and gardens.

Council Tax band: A

Tenure: Leasehold

EPC Energy Efficiency Rating: E



Knightsbridge  
Estate Agents

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### **Kitchen**

11' 9" x 5' 9" (3.59m x 1.76m)

With the Main front door into the kitchen, windows to the rear and side elevations, a secondary double-glazed window to the side, stainless steel sink and drainer unit, a range of wall and base units with work surfaces over; built-in oven and electric hob with filter hood over, plumbing for washing machine, tiled floor.

### **Living Room / Reception Room**

10' 10" x 9' 1" (3.29m x 2.77m)

With two secondary double-glazed windows to the rear elevation and a wall heater.

### **Bedroom**

11' 1" x 9' 1" (3.37m x 2.77m)

With a double-glazed window to the front elevation, and a wall heater.



### **En-Suite Shower Room**

10' 2" x 4' 11" (3.09m x 1.50m)

With a side window to the elevation, tiled shower cubicle with electric shower, wash-hand basin, low-level WC, extractor fan and tiled floor.

### **Communal Garden**

Outside benefits from well-maintained communal grounds.

### **Lease Information:**

Length of Lease: 79 years, Annual Ground Rent £105, Annual Service Charge £1260

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 Auctioneer's 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 procedures 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.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents & valuers (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. Similarly, the plans are not designed to represent the actual décor found at the property in respect of flooring, wall coverings or fixtures and fittings.