



## Apartment 3, Riverside Lodge, 208 Palatine Road, Didsbury, Manchester, M20 2WF

**Auction Guide £200,000**

- Being sold via 'Secure Sale'
- Close to shops and amenities
- Immediate 'exchange of contracts' available
- No vendor chain
- Excellent location
- Ideal investment

# 208 Palatine Road, Manchester M20 2WF

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £200,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



Council Tax Band: C



Riverside Lodge, a ground floor flat located on the picturesque Palatine Road. This property offers a perfect blend of comfort and convenience, making it an ideal choice for first-time buyers, those looking to downsize and for investment purposes. The apartment features an open plan living/kitchen. There are also two well-proportioned bedrooms and two modern bathrooms. and parking for one vehicle.

Residents will appreciate the ease of access to local amenities, including shops, cafes, and parks, all within a short distance. Didsbury is known for its vibrant community and excellent transport links, making it easy to explore the wider Manchester area.

This property is being offered at auction, presenting a unique opportunity for savvy buyers to secure a home in a sought-after location. Whether you are looking to invest or find your next home, Riverside Lodge is a property not to be missed. Embrace the chance to make this lovely flat your own and enjoy all that Didsbury has to offer.

Main Entrance

Private Entrance Hallway

17'5 x 3'5

Living Kitchen/Diner

17'4 x 17'2

Balcony

18'7 x 3'6

Bedroom One

17'7 x 13'0

En-Suite

7'8 x 6'9

Measurement into mirror well

Bedroom Two

11'7 x 10'2

Bathroom

9'9 x 6'3

Measurement into mirror well

Externally

The development is accessed via remote controlled gates.

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.

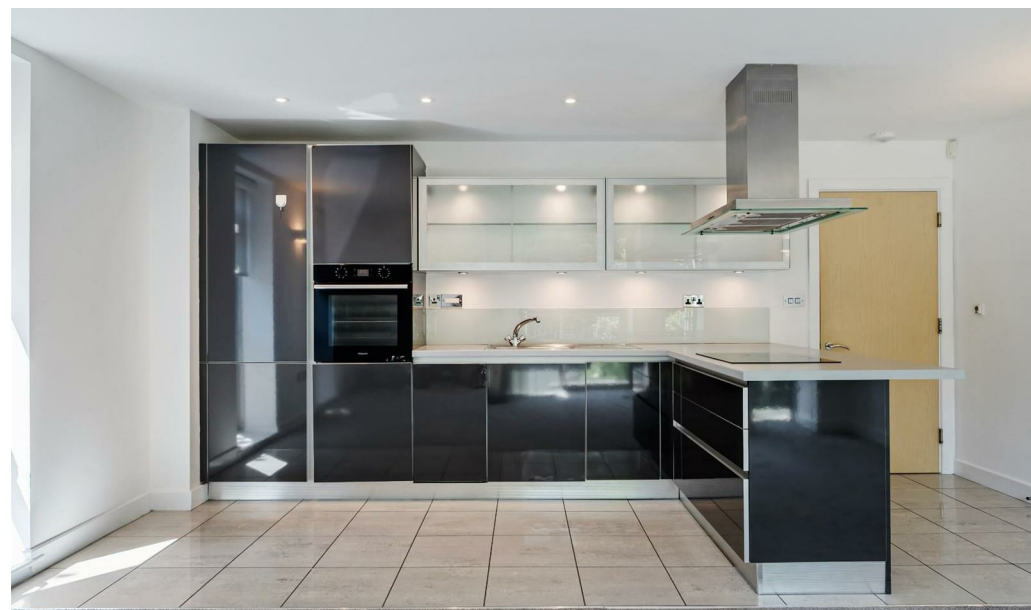
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

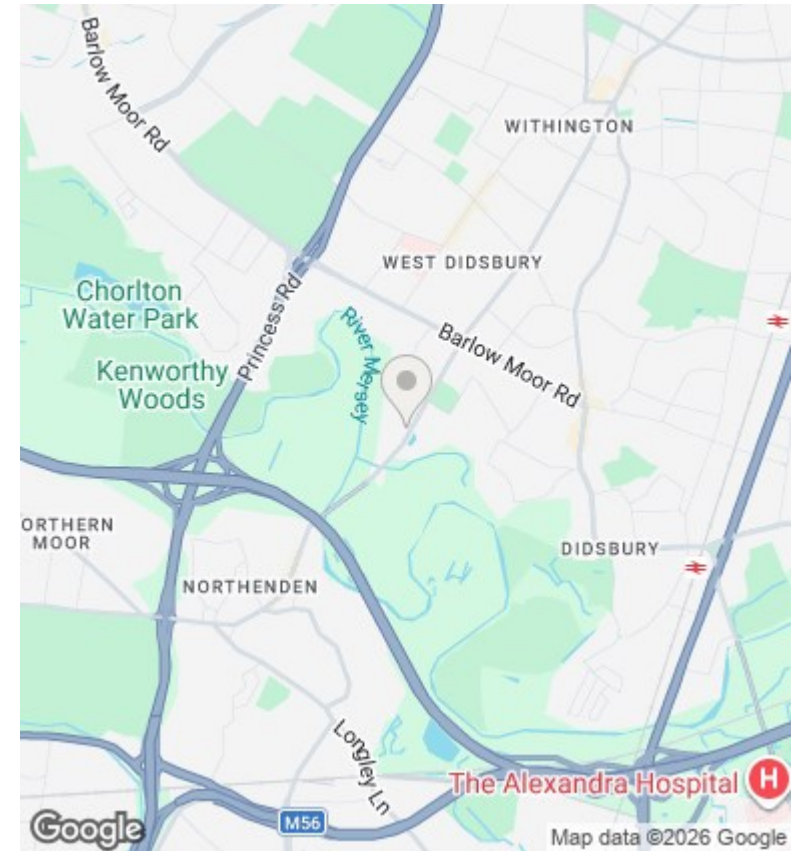
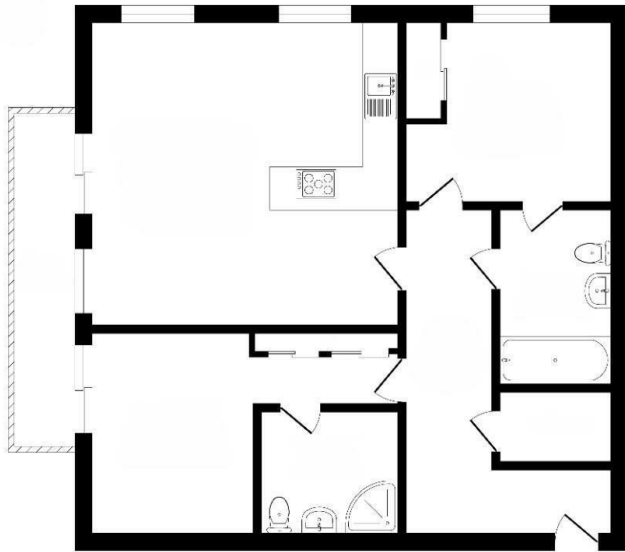
#### Auctioneers Additional Comments

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.







## Directions

## Viewings

Viewings by arrangement only. Call 0161 432 0432 to make an appointment.

## Council Tax Band

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	68
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 