





Anzio Road,Devizes SN10 2GF

allen & harris

welcome to

Anzio Road, Devizes

Built in 2011, this modern first-floor apartment is ideally located close to Devizes Marina. Offering two double bedrooms, a spacious dual-aspect lounge/diner, contemporary kitchen with integrated appliances, bathroom, allocated parking and visitor spaces.

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.

Entrance Hall

Accessed via a secure communal entrance with telephone entry system, this welcoming hallway provides access to all rooms within the apartment. Benefiting from a large storage cupboard and loft access, it offers practical storage solutions and added convenience.

Lounge / Dining Room

An impressive dual-aspect sitting/dining room offering a bright and spacious environment, ideal for both relaxing and entertaining. Featuring attractive laminate flooring throughout, the room provides ample space for both lounge and dining furniture, with direct access to the kitchen creating a sociable and practical layout.



Kitchen

Fitted with a comprehensive range of wall and base units with work surfaces over, incorporating a stainless steel sink and drainer. Integrated appliances include an oven, gas hob with extractor hood over, dishwasher, and fridge/freezer. Further benefits include plumbing for a washing machine and attractive tiled flooring throughout.

Bedroom One

A good-sized main bedroom offering ample space for a range of bedroom furniture. Benefiting from a window allowing for plenty of natural light and a radiator, this comfortable room provides an excellent principal sleeping area.



Bedroom Two

A good-sized second bedroom offering versatile accommodation, ideal as a guest room, child's bedroom, or home office. The room benefits from a window providing natural light and a radiator for comfort.

Bathroom

Fitted with a modern white suite comprising a low-level WC, vanity wash hand basin with useful storage below, and a panelled bath with shower over. Further benefits include lino flooring, creating a practical and easy-to-maintain finish and a radiator.





External
Externally, the property benefits from an allocated parking space together with additional visitor parking, providing convenient off-road parking for residents and guests alike. Further advantages include access to communal bike and bin stores, enhancing the practicality of this well-maintained development.

Agent Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

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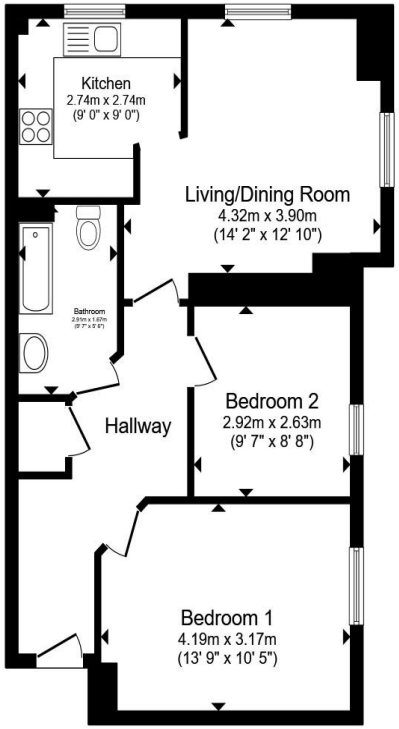
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Modern First Floor Apartment
- Bright Dual Aspect Living / Dining Room

Tenure: Leasehold EPC Rating: C
Council Tax Band: A Service Charge: 250.00
Ground Rent: 1239.36

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£130,000



2nd Floor

Total floor area 59.7 m² (642 sq.ft.) approx

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.propertybox.io

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The Property Ombudsman

Property Ref:
DVZ107438 - 0005

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allen & harris

01380 729900

devizes@allenandharris.co.uk

4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL

allenandharris.co.uk

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