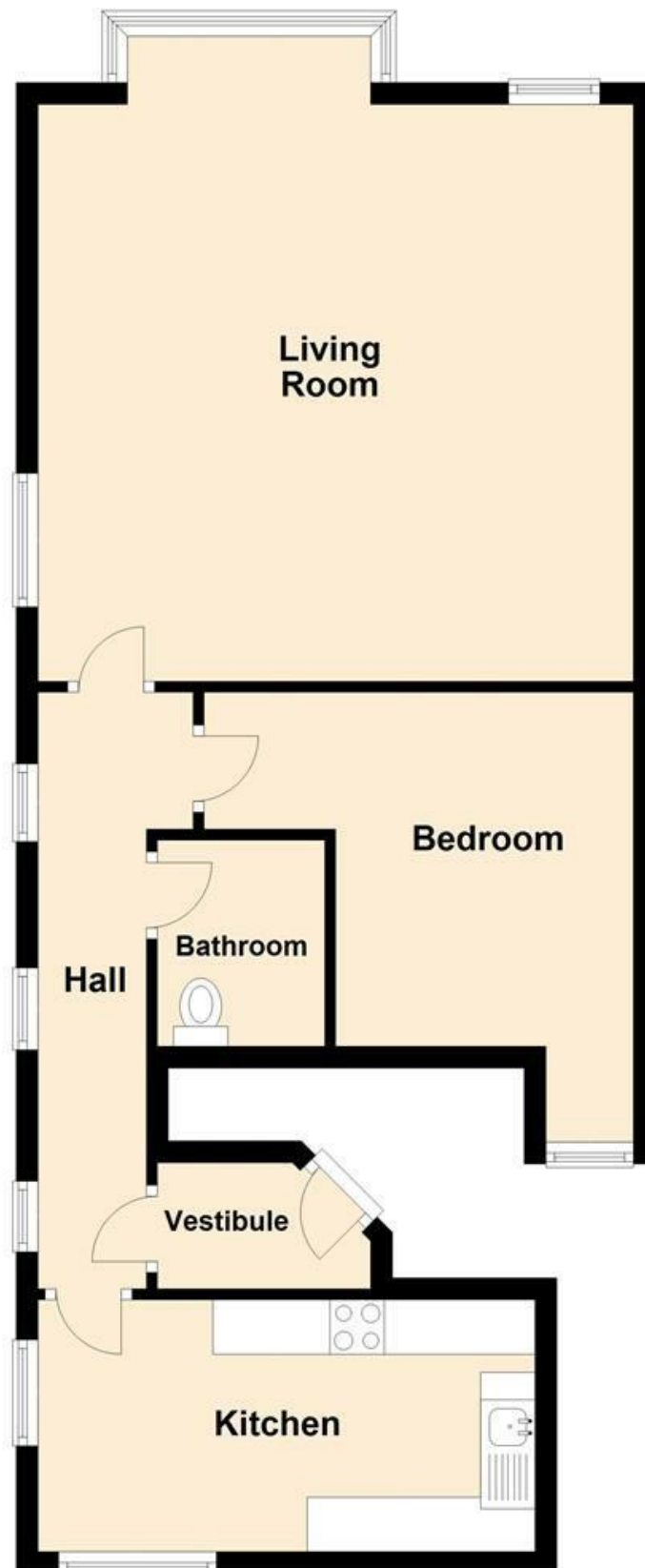


First Floor



FOR SALE BY ONLINE AUCTION starting bid £40,000 plus reservation fee. A spacious first floor apartment situated within a convenient location and requiring some updating and finishing. Comprising; communal landing, entrance vestibule, hallway, living room, kitchen, double bedroom and bathroom.

MISREPRESENTATION ACT 1967.

Messrs Wright Marshall for themselves and for the vendors or Lessors of this property, whose agents they are, give notice that:

1. The particulars are set out as general outline only for the guidance of intending purchasers, and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions and references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of Messrs. Wright Marshall has any authority to make any representation whatever in relation to this property.

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METHOD OF SALE

This property is for sale by the Modern Method of Auction. Should you wish to view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6000 including VAT.

The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

This property is for sale by 'Wright Marshall Ltd powered by iamsold Ltd'.

FIRST FLOOR COMMUNAL LANDING

Communal entrance door.

ENTRANCE VESTIBULE

Apartment entrance door, door leading to;

HALLWAY

Three sash windows, radiator.

LIVING ROOM

18'9 into bay x 17'11 (5.72m into bay x 5.46m)

A spacious room with square bay window to front and two further sash windows, fireplace with wooden surround and gas fire, two wall light points, two radiators, ceiling coving and picture rail.



KITCHEN

15'2 x 7'7 (4.62m x 2.31m)

Fitted with wall and base mounted units with work surfaces over and tiled splash backs, single drainer sink unit, space for fridge/freezer and washing machine, fitted oven with four ring electric hob, wall mounted central heating boiler, ceiling coving, two sash windows.



DOUBLE BEDROOM

11'0 x 9'11 plus door and window recesses (3.35m x 3.02m plus door and window recesses)

Sash window with skylight above, radiator.



BATHROOM

(currently unfinished). Suite available for new buyer to fit. Low level WC fitted and space for panelled bath and wash hand basin, tiling to walls.

EXTERNALLY

The apartment is accessed from the rear of the building via Ash Street using an external staircase.

VIEWING

Viewing strictly by appointment only through our Buxton Office. Tel: 01298 23038.