



Helping *you* move



17 Chainmakers Gate, Aqueduct

For Sale by Modern Method of Auction. A spacious two Bedroom first floor Apartment with allocated parking, conveniently located for all facilities of the local area. The property is currently rented out at £475pcm, based on the current start bid of £63,000 the Gross Yield is 8.38%

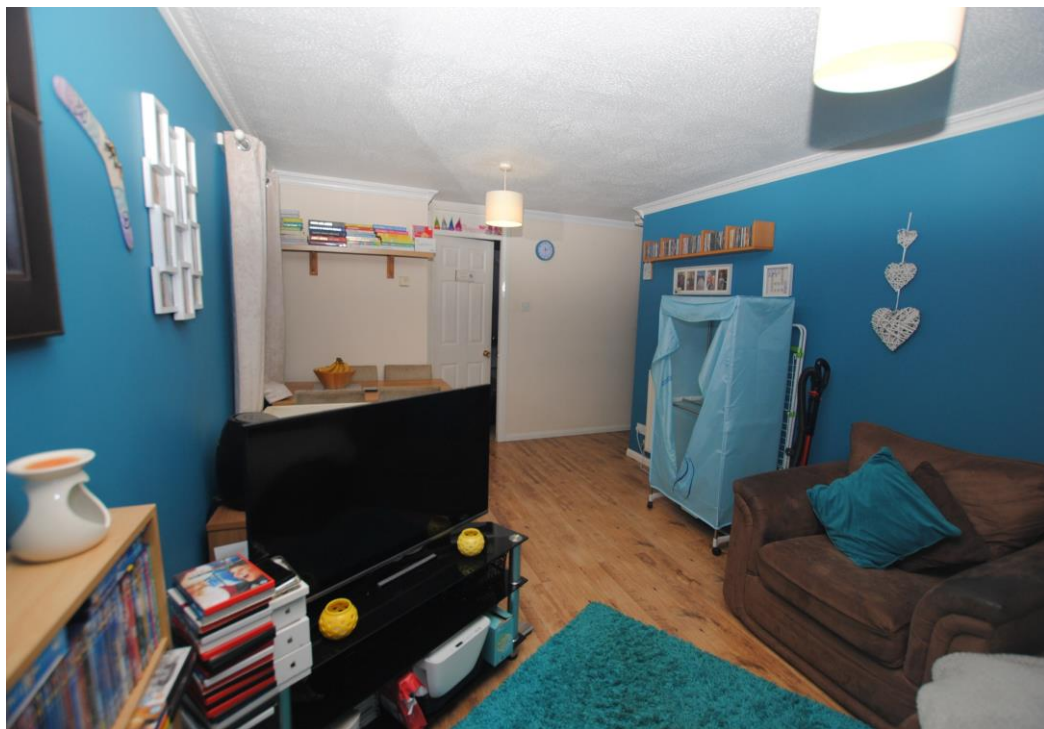
Starting Bid

£63,000

17 Chainmakers Gate, Aqueduct, Telford, TF4 3TG

Overview

- For Sale by Modern Method of Auction
- Subject to an undisclosed reserve
- Reservation Fee Payable
- T's & C's Apply
- First Floor Apartment
- Lounge, fitted Kitchen
- Bathroom, Two Bedrooms
- Allocated Parking Space
- Gas Central Heating
- Partial Double Glazing
- No Upward Chain
- EPC D, Council Tax A



AUCTION DETAILS

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

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 (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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 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 £300.00 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.

REFERRAL ARRANGEMENTS

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

BRIEF DESCRIPTION

An entrance door opens into the staircase which ascends to the first floor Landing with door off to the right into the Bathroom with white three piece suite and single glazed window to the rear. Bedroom One is off to the left with two single glazed windows overlooking the front, built-in wardrobe and boiler cupboard. The Kitchen, having a sliding door from the Hall, is fitted with a range of drawers, base and wall mounted units has space for a washing machine, upright fridge / freezer and free-standing cooker, working surfaces with inset sink unit and a single glazed window to rear. Continuing to the end of the Hall where it opens directly into the Lounge, a light and airy room with three double glazed windows; a door leads into Bedroom Two (could be utilised as a Dining Room) with double glazed window to rear. The property benefits from gas central heating and partial double glazing.

Due to the short lease term remaining (66 years), this is an ideal purchase for cash buyers - persons requiring a mortgage are recommended to seek mortgage advice before arranging to view the property.

LOCATION

The property is situated in the established residential locality of Aqueduct being served by local neighbourhood amenities. An excellent road network connects the property to all parts of the Telford area including the modern range of shopping and leisure facilities available at Telford Town Centre.



TENURE

We are advised that the property is Leasehold with 66 years remaining on the lease, this will be confirmed by the Vendors Solicitor during the Pre-Contract Enquiries. Ground Rent payable to RCP Property Management Ltd. currently £50 per annum.

LOCAL AUTHORITY

Telford & Wrekin Council, Southwater Square, St Quentin Gate, Telford, TF3 4EJ. Council Tax Band A

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. For broadband and mobile supply and coverage buyers are advised to visit the Ofcom mobile and broadband checker website. <https://checker.ofcom.org.uk/>

VIEWING

By arrangement with the Agents' office at 1 Church Street, Wellington, Shropshire TF1 1DD. Tel: 01952 221200 Email: wellington@barbers-online.co.uk

DIRECTIONS

From Telford Town Centre proceed in a southerly direction along the Queensway A442. At the Castlefields roundabout turn right into Castlefields Way and then take the second right into Gittens Drive. Follow the road around and take the second left into Conniston Court and then first right into Chainmakers Gate where the property will be found on the left hand side.

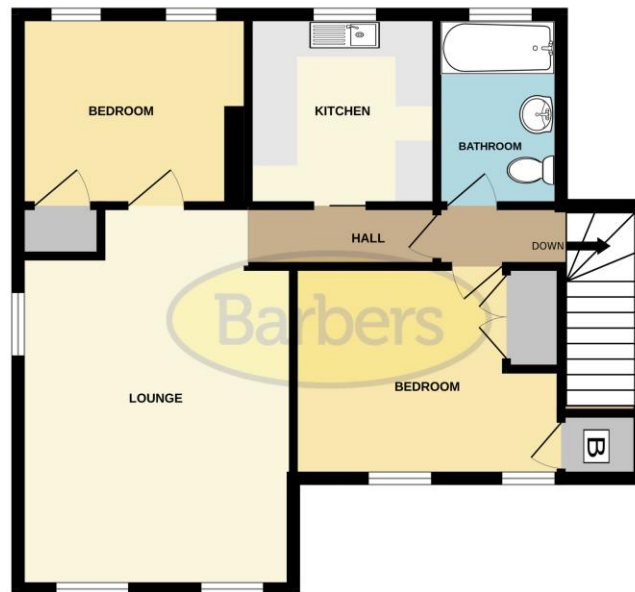
METHOD OF SALE

Modern Method of Auction.

WE34753.080224

AML REGULATIONS To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

FIRST FLOOR



Made with Metropix ©2024

All measurements quoted are approximate:

LOUNGE 17' 0" x 10' 1" (5.18m x 3.07m)

KITCHEN 8' 6" x 8' 4" (2.59m x 2.54m)

BEDROOM ONE 11' 11" x 9' 5" (3.63m x 2.87m)

BEDROOM TWO 10' 2" x 8' 6" (3.1m x 2.59m)

BATHROOM 5' 6" x 8' 6" (1.68m x 2.59m)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	←	←
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01952 221 200

1 Church Street, Wellington, Telford, TF1 1DD

Tel: 01952 221 200

Email: wellington@barbers-online.co.uk



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.