

£95,000

STARTING BID

BELVOIR LODGE
CARLTON

- SECOND FLOOR APARTMENT
- TWO BEDROOMS
- LIVING ROOM
- BATHROOM
- KITCHEN
- PARKING & GARAGE
- EPC C



Modern and Well-Presented Two Bedroom Second-Floor Apartment

OFFERED FOR SALE BY MODERN METHOD OF AUCTION

THIS WELL PRESENTED MODERN TWO-BEDROOM SECOND-FLOOR APARTMENT OFFERS A COMFORTABLE AND CONVENIENT LIFESTYLE. THE PROPERTY FEATURES AN ENTRANCE HALLWAY THAT LEADS TO THE LOUNGE, BEDROOMS, AND BATHROOM.

THE TWO BEDROOMS ARE GENEROUSLY SIZED AND LOCATED AT THE REAR OF THE PROPERTY, PROVIDING A PEACEFUL RETREAT. THE BATHROOM IS EQUIPPED WITH A WHITE SUITE, INCLUDING A BATH WITH A SHOWER OVERHEAD, A PEDESTAL WASH HAND BASIN, AND A LOW-LEVEL WC. THE SPACIOUS LIVING ROOM IS SITUATED AT THE FRONT AND SEAMLESSLY CONNECTS TO THE WELL-APPOINTED KITCHEN. THE KITCHEN IS FITTED WITH MODERN WALL AND BASE UNITS, A BUILT-IN OVEN AND HOB, AS WELL AS INTEGRATED APPLIANCES INCLUDING A FRIDGE FREEZER AND WASHING MACHINE.

EXTERNALLY, THE PROPERTY INCLUDES A SMALL REAR PATIO AREA AND A DRIVEWAY LEADING TO A GARAGE WITH AN UP-AND-OVER DOOR.

CARLTON IS A POPULAR RESIDENTIAL AREA CLOSE TO A WIDE RANGE OF AMENITIES, INCLUDING SCHOOLS, SHOPPING AREAS, SUPERMARKETS, PLAYING FIELDS, PUBLIC TRANSPORT LINKS, AND TWO LEISURE CENTRES

- LEASEHOLD
 - COUNCIL TAX; BAND A
 - LOCAL AUTHORITY; GEDLING BOROUGH COUNCIL
 - MEASUREMENTS; 48 SQ METERS
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- THE LEASE RUNS FOR 999 YEARS FROM MAY 1975.
 - THERE IS A YEARLY GROUND RENT CHARGE OF £30, PURCHASERS ARE TO ENSURE THIS INFORMATION IS CORRECT AND UP TO DATE PRIOR TO BUYING THE PROPERTY

THIS PROPERTY IS FOR SALE BY POWERED BY IAM-SOLD LTD"

AUCTIONEERS 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).

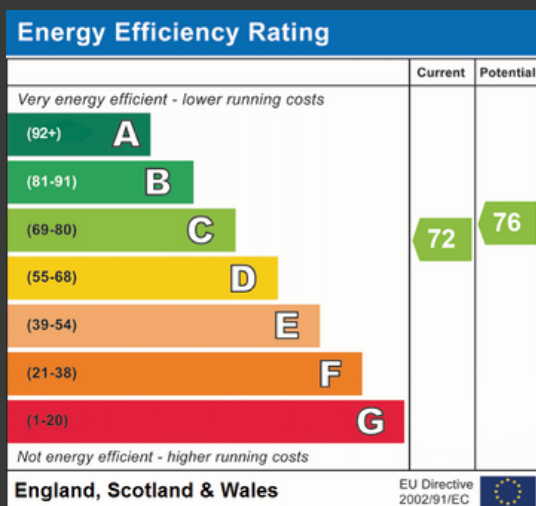
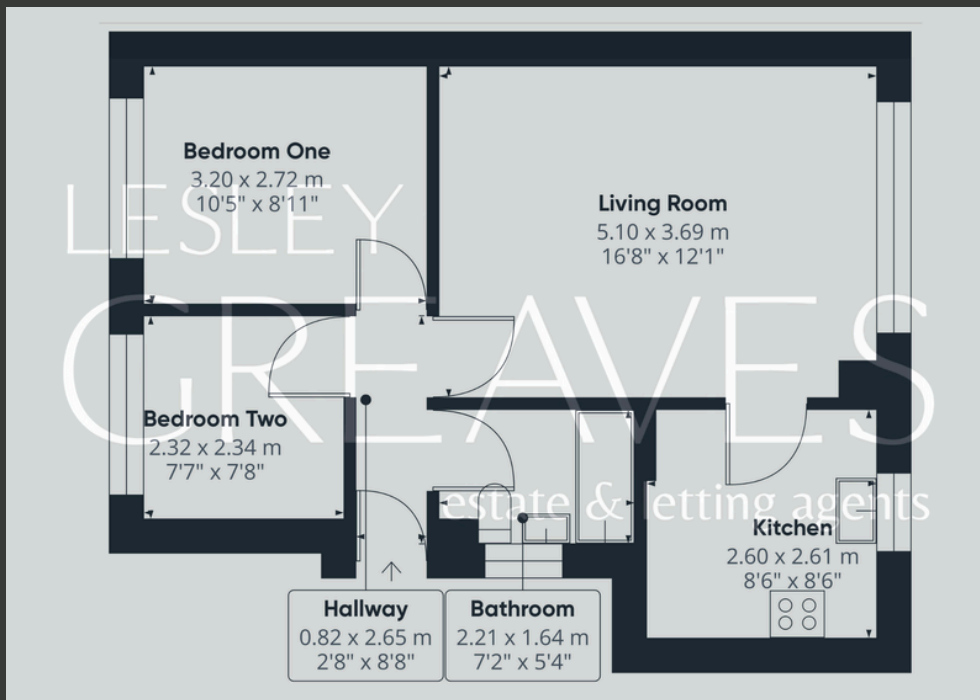
THE BUYER IS REQUIRED TO SIGN A RESERVATION AGREEMENT AND MAKE PAYMENT OF A NON-REFUNDABLE RESERVATION FEE OF 4.5% OF THE PURCHASE PRICE INCLUDING VAT, SUBJECT TO A MINIMUM OF £6,600.00 INCLUDING VAT. THIS FEE IS PAID IN ADDITION TO PURCHASE PRICE AND WILL BE CONSIDERED AS PART OF THE CHARGEABLE CONSIDERATION 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 £445 INC. VAT TOWARDS THE PREPARATION COST OF THE PACK.

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. TO VIEW OR MAKE A BID CONTACT LESLEY GREAVES ESTATE AGENTS IN GEDLING, CONTACT NO 0115 9877337 OR VISIT WWW.LESLEYGREAVES.CO.UK





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