



Kings Road, Glemsford, Sudbury CO10 7QZ



welcome to

Kings Road, Glemsford, Sudbury

This first floor studio apartment has been transformed by the current owner and now offers spacious and well presented accommodation throughout including stunning open plan kitchen/living and is enhanced with a useful storage/utility area, refitted shower room and allocated parking. No onward chain!



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.

The Property

As you enter through the front door you are greeted with the bright and spacious studio space with the stunning brand new fitted kitchen and then an abundance of spacious living space with a large double glazed window to the front and window to the rear, brand new electric heater, a sliding door opens to a useful storage/utility area with plumbing for a washing machine and brand new water heater, a further door leads in to the re-fitted shower room consisting of shower cubical with electric shower, Wash hand basin and W,C and heated towel rail, with a double glazed window providing natural light. This fully refurbished studio is enhanced with allocated parking.

Parking

Allocated parking space.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Beautiful refitted shower room
- Stunning refitted kitchen

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 33.44

Ground Rent: 94.00

This is a Leasehold property with details as follows; Term of Lease 120 years from 01 Jun 1983. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SUD111315 - 0003

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