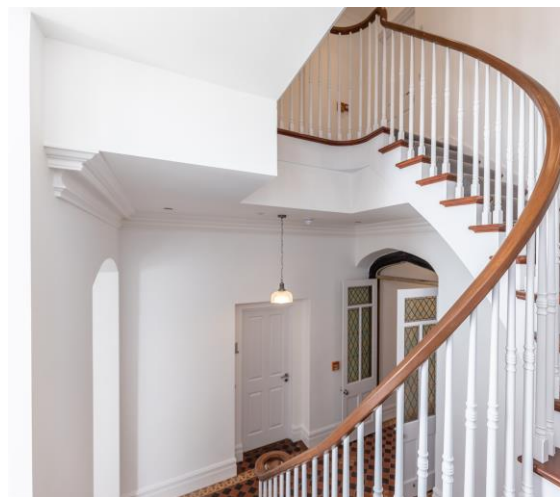




Tathan Hall, Rectory Drive

guide price £160,000

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor Two Bedroom Apartment
- German Engineered Kitchen with Integrated White Goods
- Karndean Flooring to kitchen, hallways and bathrooms, carpets to bedroom
- Porcelanosa Bathrooms, double glazed sash windows
- 10 Year Warranty from 2021
- EPC Rating: Awaited



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About the property

Stylish 2-bed, first-floor apartment (approx. 635 sq ft) in a beautifully restored Grade II listed building. Features open-plan living, modern kitchen, sleek bathroom, Karndean flooring & new carpets. Enjoy a shared internal courtyard Flexible second bedroom.

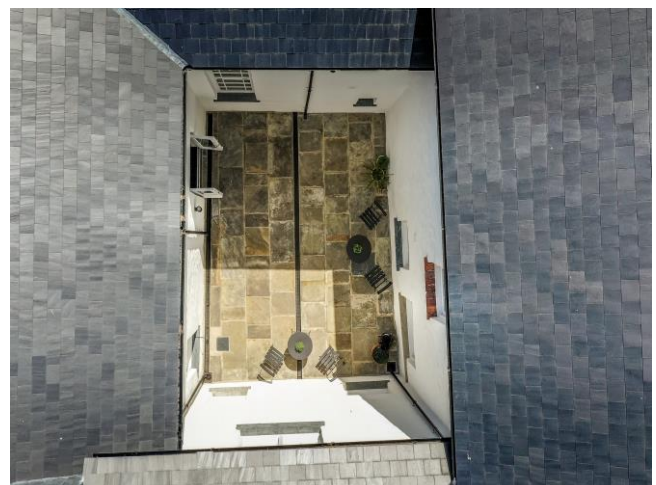
Auctioneer's Comments

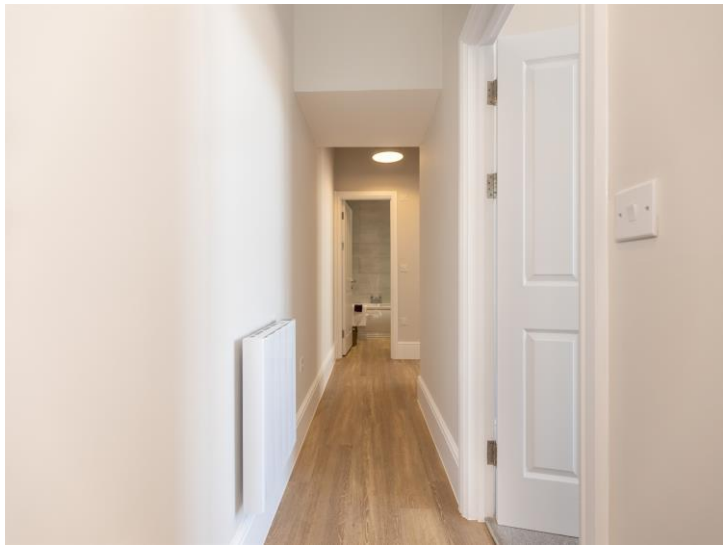
This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, 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.





Accommodation

Entrance And Hallway

Via an imposing, stately double door into front hallway, flag stone flooring, wall mounted heater, spotlighting, pendent lighting, mail boxes, double glazed sash window to side, part glazed double fire doors into inner hallway, original tiled flooring that has been beautifully restored, double doors opening onto inner communal open aired courtyard, bespoke, cascading, balustrade staircase with part carpeted tread to first floor, double doors with stained glass offering access to the rear hallway and rear access, doors off the hallways to the ground floor apartments

Entrance To Apartment 5

Via personal front door, door bell

Hallway

Fitted light grey carpet, white panel doors with brushed chrome door handles to bed 1,2, open plan living room/kitchen/diner, family bathroom, intercom handset system, loft hatch, light fitting, power points

Bedroom One

13' 10" x 8' (4.22m x 2.44m)

Double glazed sash window with deep window sill and feature side panelling to side elevation, ample double power points, light grey fitted carpets, telephone, TV and satellite point, light fitting

Bedroom Two

10' 11" x 8' 6" (3.33m x 2.59m)

Double glazed sash window with deep window sill and feature side panelling to rear elevation, ample double power points, light grey fitted carpets, telephone point, TV and satellite point, built in wardrobe with hanging rail and drawers below, and housing hot water tank.

Bathroom

Fitted with a modern "Porcelanosa" suite comprising of low level wc, ceramic rectangular wash hand basin with chrome mixer tap, mirror with glazed shelf and lighting above and pull out vanity storage below, fully tiled enclosed double shower with glazed door and panel, wall mounted heated towel rail, half tiled walls, karndean flooring

Lounge/Kitchen/Diner

17' 8" x 12' 8" (5.38m x 3.86m)

Light, bright and airy double aspect open plan room with double glazed sash window to side and rear elevation, Karndean flooring, sunken spotlight lighting, ample power points, TV point, wall mounted heater, space for sofas, table & chairs. A Modern fitted kitchen with ample wall and base units with worktop space over and matching upstand, stainless steel sink and drainer with mixer tap, electric Hotpoint oven with halogen hob and extractor fan. Integral Hotpoint fridge freezer, integral washing machine.

Outside Space

A delightful open air communal central courtyard garden which is perfect for el fresco dining or relaxing, allocated parking space

Floorplan



Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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