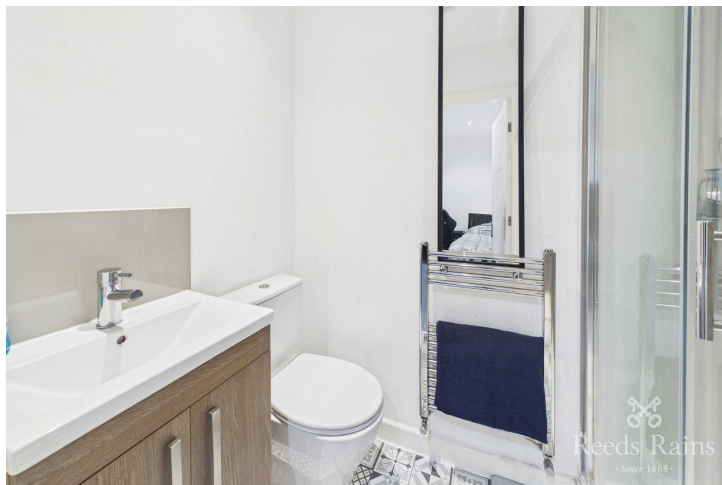
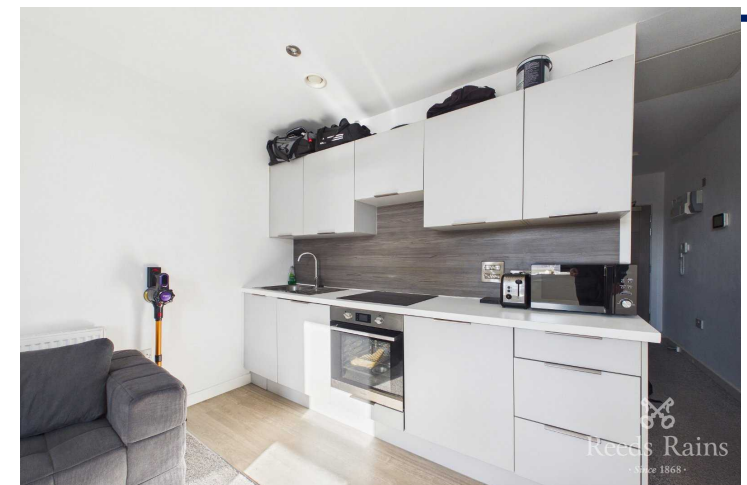
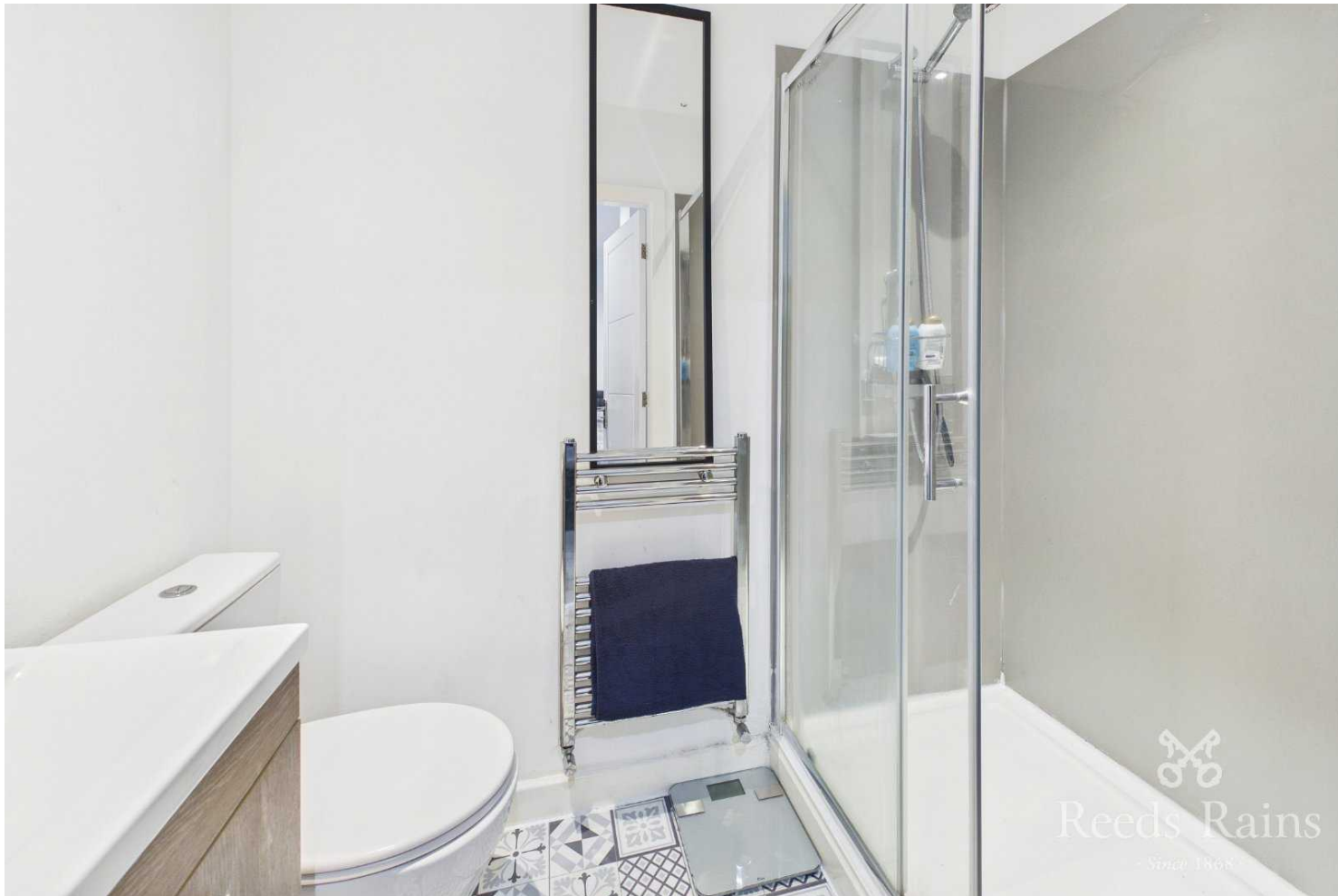
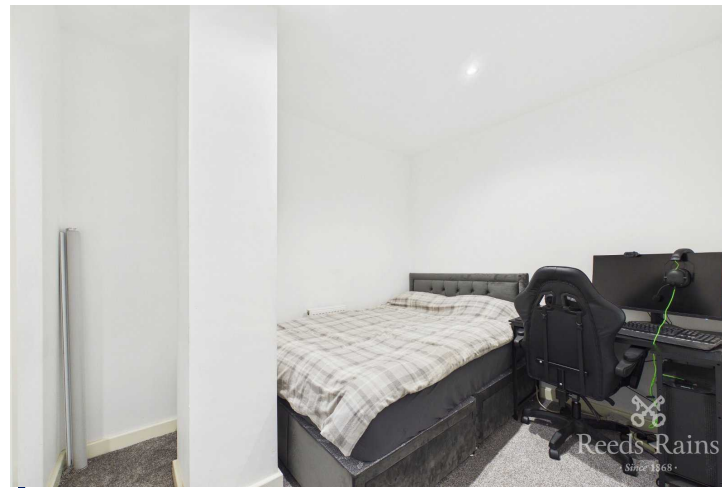




Flat 13, Sumner House, St. Thomas's Road, Chorley, Lancashire, PR7

Guide Price: £50,000

Leasehold

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

Flat 13, Sumner House, St. Thomas's Road, Chorley, Lancashire, PR7

Guide Price: £50,000 Leasehold

Council Tax Band: A

EPC Rating: C

****FOR SALE BY MODERN METHOD OF AUCTION; STARTING BID PRICE £50,000 PLUS RESERVATION FEE*** SOLD WITH TENANT IN SITU PAYING £650pcm.** Situated within Sumner House, a modern conversion completed in 2018 is this fantastic first floor apartment. Located on the doorstep is Chorley town centre with its array of shops, eateries, bars and other amenities including excellent transport links via road and rail. Positioned on the ground floor of the building, the well maintained communal areas welcome you. There is then stairs and a lift to the upper floors. Once in the apartment a light and bright interior is revealed. The property is entered via a secure intercom system with keyless fob technology. The flowing floorplan has to offer: entrance hallway with storage, open plan living/kitchen area with a modern fitted kitchen and great views to the rear. There is a double bedroom and modern three piece shower room. Externally to the rear of the building allocated parking is available within a gated car park. Sold with NO CHAIN DELAY this apartment would be an ideal buy to let investment. Call today to book your viewing.

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.

Leasehold & Service Charges

Term: 250 years from and including 1 January 2017

Ground rent £350 per annum.

Service charge for 2026 £2,110.90

Ground Floor

Communal Entrance

Communal entrances to the front and rear with key fob and intercom entry system. Lift and stairs to upper floors.

First Floor

Entrance Hall

Main entrance door. Intercom entry system.

Living Room/Kitchen

12'10" x 12'2" (3.9m x 3.7m)

Open plan living room/kitchen. Central heating radiator. Inset spotlighting. Kitchen area fitted with wall and base units with contrasting work surfaces. Inset stainless steel sink and drainer unit with mixer tap. Built in electric oven and hob with extractor fan built over. Integrated fridge freezer and washing machine. UPVC double glazed window to rear.

Bedroom One

9'7" x 8' (2.92m x 2.44m)

Central heating radiator. Inset spotlighting.

Shower Room

6'11" x 3'11" (2.1m x 1.2m)

Fitted with a three piece suite, comprising; step in, double width shower cubicle, vanity unit wash hand basin and low level WC. Heated towel rail. Inset spotlighting. Extractor fan.

External

Residents parking. Communal bin stores and bike storage areas.

Leasehold & Service Charges

Term: 250 years from and including 1 January 2017

Ground rent £350 per annum.

Service charge for 2026 £2,110.90

Auctioneers Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

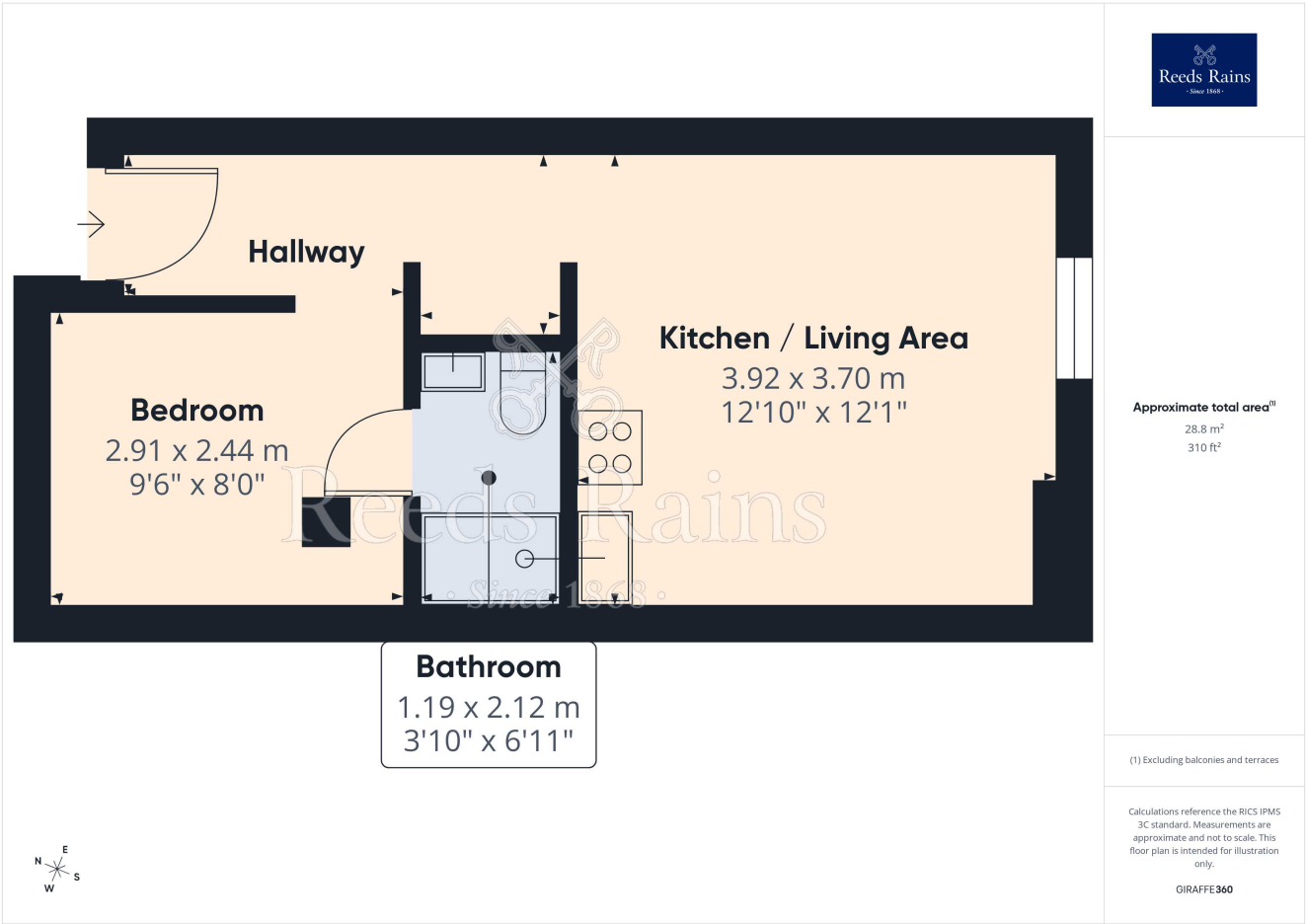
For full EPC please contact the branch.

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All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)