





Property Description

Situated within the sought-after Langford Village development, this well-presented one-bedroom second-floor apartment is offered for sale with no onward chain, making it an ideal opportunity for first-time buyers and property investors alike.

The accommodation comprises a bright and spacious open-plan kitchen, dining and living area, benefiting from windows on three sides which allow plenty of natural light to flood the space. There is also a comfortable double bedroom and a family bathroom.

Externally, the property benefits from allocated off-street parking. The development is conveniently located close to local amenities and features designated walking routes, offering a pleasant environment for residents to enjoy.

An excellent opportunity to acquire a conveniently located apartment in a desirable development, ideal for both owner-occupiers and investors. Early viewing is highly recommended.

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.

Communal Entrance

Telephone entry system, post box

Entrance Hall

Carpet, access to all rooms, airing cupboard, loft access point

Open Plan Living Area

Kitchen/ Dining area- Tiled floor, breakfast bar seating area, integrated oven and electric hob, space for fridge, freezer, washing machine, base storage units, skylight windows, built in eave storage

Living area- Carpet, bay window to front and window to the side

Bedroom

Double bedroom, two sliding door storage cupboard, built in cupboard, window to front of property

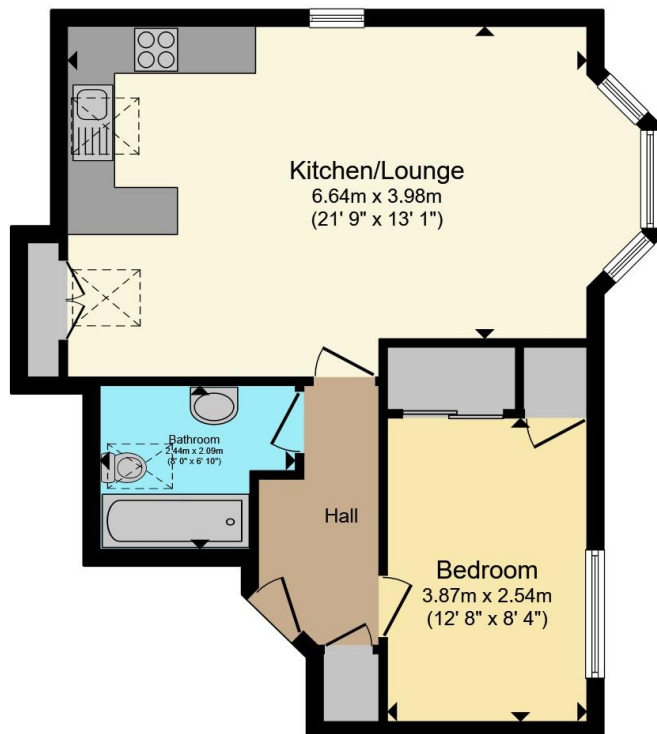
Bathroom

Tiled floor, partially tiled walls, bath with electric shower, wc, basin, towel rail, extractor, skylight window

External Features

Allocated parking within communal off street parking area, bin and bike sheds





Total floor area 53.4 m² (575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells



To view this property please contact Connells on

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5 Market Square
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EPC Rating: C Council Tax
Band: B

Service Charge: 720.00 Ground Rent:
50.00

Tenure: Leasehold

view this property online connells.co.uk/Property/BIC309910

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1991. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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