

Monton Office

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703 Hyde Road Manchester M12 5PS

Guide price £80,000

MODERN METHOD OF AUCTION - HOME ESTATE AGENTS are pleased to offer for sale this one bedroom ground floor flat which has the added benefit of being sold with a tenant in situ and via the modern method of auction. The property comprises hallway with storage, open plan lounge/dining and kitchen, one double bedroom and a fitted bathroom suite. The property is double glazed and has electric heating. Externally there is a gated, allocated parking space to the rear. The current annual rent achieved is £9,000. Call HOME On 01617898383 to arrange your viewing.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes 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 is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

- Modern Method of auction
- Open plan lounge kitchen/diner
- Gated parking to the rear
- Being sold with a sitting tenant
- One bedroom ground floor flat
- One double bedroom
- Double glazed and electric heating
- Hallway with storage
- Fitted four piece bathroom suite
- Great links to Manchester City Centre



LOCAL EXPERTS THAT GET YOU MOVING

 www.homeestateagents.com

Modern Method of auction information

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Hallway

Open plan lounge/diner 22'3 x 9'2 (6.78m x 2.79m)

Bedroom One 13'5 x 8'6 (4.09m x 2.59m)

Bathroom 7'4 x 6'4 (2.24m x 1.93m)

Sales info

We are advised that the property is leasehold. We are advised that the ground rent is approx. £140.00. 155 years commencing 1st day of January 2004. Service charges annually of £1,272.00 approx.

We are advised that the current council tax band is band A.

The current EPC rating is D.

IMPORTANT INFORMATION -

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45 + VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

PLEASE NOTE: Home Estate Agents have not tested the services and appliances described within this document (including central heating systems), and

advise purchasers to have such items tested to their own satisfaction by a specialist. All sizes quoted and floorplans are approximate and are for illustration only.

Making an offer: if you are interested in this property, please contact us at the earliest opportunity prior to contacting a bank, building society or solicitor. Failure to do so could result in the property being sold elsewhere and could result in you incurring unnecessary costs such as survey or legal fees. You will be required to provide proof and evidence of funding for any offers made prior to any offer being formally accepted. To comply with the money laundering regulation and terrorist financing regulations 2022, you will be required to complete mandatory money laundering identification checks via our third party provider and provide identification and proof of address before proceeding.

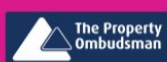
Tenancy details

Please note that the property is being sold with a tenant in situ. The current rent payable is £9,000 per annum, £750.00 per calendar month.



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Registered Address Vantage House, East Terrace Business Park, Euxton Lane, Euxton PR7 6TB - England
Company Registration numbers Monton - 9262084 Urmston - 04331861 Stretford - 08259553



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Ground Floor

Approx. 41.0 sq. metres (440.9 sq. feet)



Total area: approx. 41.0 sq. metres (440.9 sq. feet)

All measurements and area quoted are approximate only and are for illustration purposes
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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