



## Ashley Court, Dumbell Street, Pendlebury

By Auction £30,000

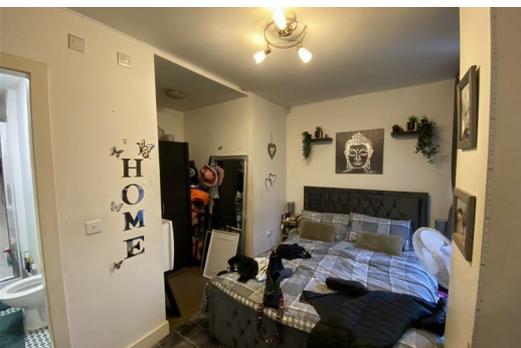
\*For Sale by Modern Auction – T & C's apply - Cash Buyers Only\*

\*Buy To Let Investment Only\*

Welcome to this charming studio apartment located in the desirable Ashley Court on Dumbell Street, Pendlebury. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for individuals or couples seeking a cosy living space.

Upon entering the apartment, you will find a well-designed reception room that serves as a versatile area for relaxation and entertaining. The open-plan layout maximises the use of space, allowing for a seamless flow between living and sleeping areas. The studio design ensures that you can easily personalise the space to suit your lifestyle.

Situated in Pendlebury, this property benefits from a vibrant community atmosphere, with local amenities and transport links just a stone's throw away. Whether you are commuting to work or exploring the surrounding area, you will find that everything you need is within easy reach.



GROUND FLOOR  
187 sq.ft. (17.3 sq.m.) approx.

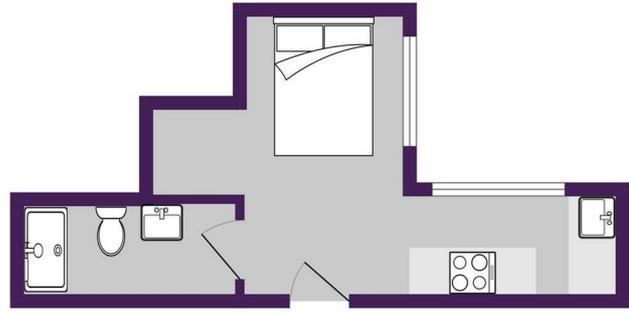
Auctioneer Comments

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 (amsold 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 amsold 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.

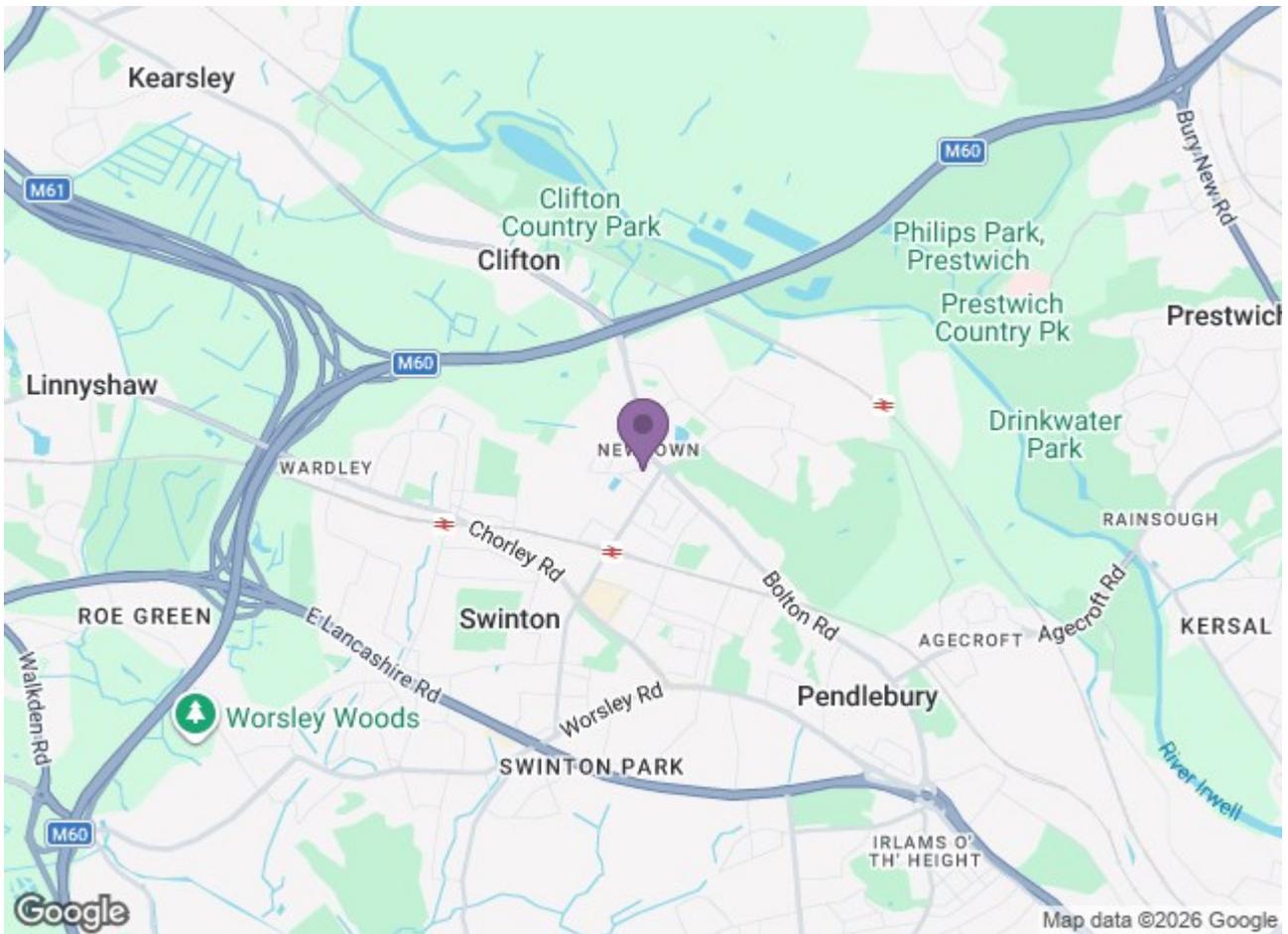
Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional



STUDIO

TOTAL FLOOR AREA: 187 sq.ft. (17.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropis (2024)



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
70	76		