



OAKFIELD



Streatfield Road, Heathfield, TN21 8LA

Auction Guide £95,000



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Located in the well-maintained Saxon House Development, this smartly refurbished ground-floor studio flat offers a stylish and low-maintenance living space in a peaceful setting.

Ideal for first-time buyers, perhaps someone who requires a ground floor apartment or investors, the property is situated within easy reach of Heathfield's town centre amenities and transport links.

The flat has been tastefully updated throughout, featuring a bright open-plan living/sleeping area with fresh décor and contemporary flooring.

A compact yet well-appointed kitchen provides everything needed for day-to-day living, while the modern shower room is finished to a high standard.

Set in a quiet residential area, the property also benefits from an allocated parking space, offering secure and easy access for residents.

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 (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 will pay £349 inc VAT for this pack. 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.





Reception Room/Kitchen
17'9 x 12'10 (5.41m x 3.91m)

Council Tax Band - A £1,739 per annum

Lease Information

The seller advises that the property is offered as leasehold and has approximately 69 years remaining on the lease. The service charge is £1,000 per annum with a ground rent of £140 per annum. The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitors or surveyor.



Floor Plan

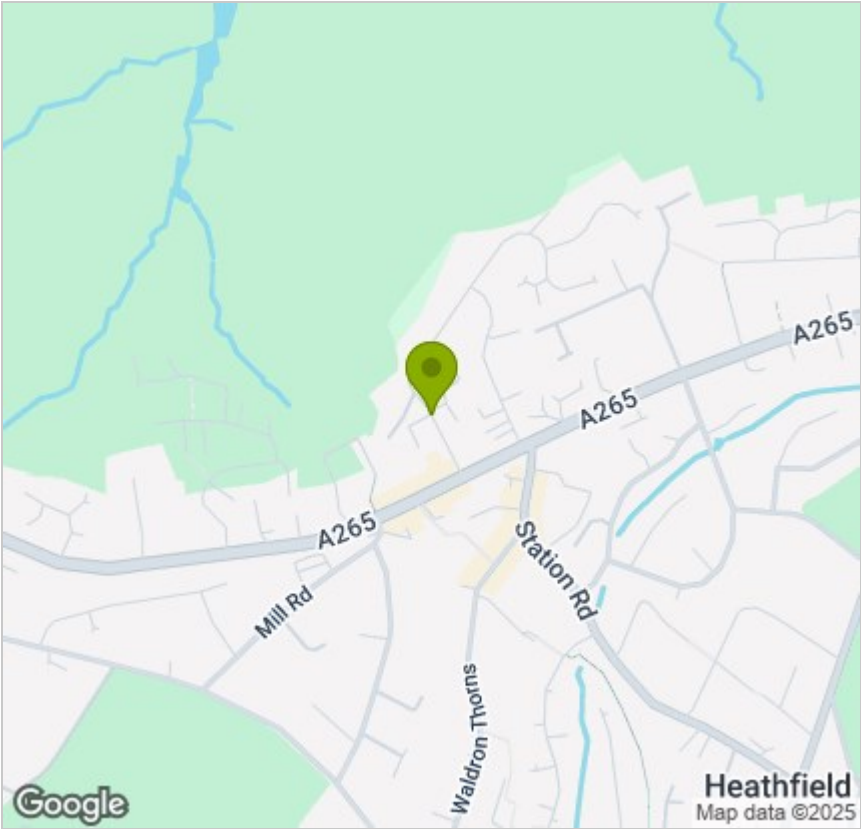


Viewing

Please contact us on 01435 864233
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph

