



By Auction £45,000

BY AUCTION *NO CHAIN* *ONE BEDROOM* *IDEAL FOR LANDLORDS & FIRST TIME BUYERS* *PARKING* *SHARED GARDEN/HANGING SPACE* *POPULAR LOCATION* *STUDIO STYLE*

For sale by the modern method of auction with Advanced Property Auction.
Starting bid: £45,000

Townend Estate Agents offer for sale this charming studio flat located in the desirable area of Santa Monica Grove, Idle. This property presents an excellent opportunity for first-time buyers and investors alike, offering a perfect blend of comfort and convenience.

The flat features a well-proportioned reception room that serves as a versatile space for relaxation and entertaining. The bedroom area is thoughtfully designed to maximise space, providing a cosy retreat at the end of the day.

The bathroom is functional and well-maintained, catering to all your daily needs. One of the standout features of this property is the availability of parking for one vehicle, a rare find in such a popular location. Additionally, residents can enjoy access to a lovely garden, perfect for those sunny days or quiet evenings outdoors. This property is being sold by auction with no onward chain, making it an attractive option for those looking to move quickly. The studio-style layout offers a modern living experience, ideal for individuals or couples seeking a low-maintenance lifestyle. Situated in a sought-after area, this flat is close to local amenities, transport links, and recreational facilities, ensuring that everything you need is within easy reach. Don't miss out on this fantastic opportunity to own a piece of property in a vibrant community. Whether you are looking to invest or find your first home, this flat is sure to impress.

Ground rent & Insurance £200pa approx

Reservation fee of 3.5% + VAT (Subject to minimum of £5,500 + VAT) applies.

Ask us about...

AUCTION

CONVEYANCING

MORTGAGES

SURVEYS



These particulars do not form part of any contract and no statements are made without any responsibility on the part of their clients. Applicants must investigate for themselves that statements are correct and no agent whether the partner or employee has the authority to make any representation or warranty whatsoever in respect of this property.

IMPORTANT NOTICE: WHILST WE ENDEAVOUR TO MAKE OUR SALES DETAILS ACCURATE AND RELIABLE, THEY SHOULD NOT BE RELIED ON AS STATEMENTS OR REPRESENTATIONS OF FACT AND DO NOT IN ANY WAY CONSTITUTE A CONTRACT.

PROSPECTIVE PURCHASERS SHOULD SATISFY THEMSELVES THAT DIMENSIONS ARE CORRECT AND THAT MAINS SERVICES ARE OPERATIONAL.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC