

## 75a Victoria Avenue Newport



**\*NO CHAIN\* - SPACIOUS AND STYLISH MAISONETTE NEAR TO AMENITIES**

- SUBJECT TO AN UNDISCLOSED RESERVE PRICE
- THE MODERN METHOD OF AUCTION T&C'S APPLY
- VIEW, BID & BUY
- FIXED TIME SCALE FOR EXCHANGE & COMPLETION
- BUYERS FEES APPLY
- LUXURY BATHROOM
- INDIVIDUALLY ACCESSED VIA OWN DOOR
- SMALL COURTYARD GARDENS
- WALKING DISTANCE TO AMENITIES
- MAJOR ROAD LINKS CLOSE BY

**By Auction £135,000**

## **Introduction**

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to the 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

**\*MAISONETTE COVERING FIRST AND SECOND FLOOR\*** Offered to the market with no onward chain is this spacious and recently modernised MAISONETTE situated just minutes from excellent amenities and major road links. Within walking distance, there are local shops, bus stops and Newport City Centre plus the M4 Motorway and A48 are close by too, providing an easy commute to Cardiff, Bristol and beyond.

The property is a maisonette and occupies the first and second floors only (the ground floor is a separate dwelling) and offers generous room proportions and is very versatile making it easily adaptable to the requirements of the purchaser, plus benefits from its own entrance door and a courtyard area, solely for the use of the owner. Upon entering the property, we are welcomed into a hallway with stairs that lead up to a large bay-fronted lounge, dining room, a recently refitted kitchen and a bathroom featuring a bath and shower plus a separate WC. Stairs lead up to the top floor where we have three good sized bedrooms, with bedroom 3 featuring a walk-in wardrobe.

**PLEASE NOTE, THIS IS A MAISONETTE OCCUPYING THE FIRST AND SECOND FLOOR, NOT THE WHOLE PROPERTY. THE GROUND FLOOR FLAT IS A SEPARATE DWELLING.**

Viewing is essential to appreciate what this superb maisonette has to offer, further information and dimensions can be found below;

## **FIRST FLOOR**

**Lounge 15'1" (into bay) x 13'9" max (4.61 (into bay) x 4.20 max)**

**Dining Room 14'7" max x 12'11" max (4.45 max x 3.95 max)**

**Kitchen 12'8" x 12'3" (3.87 x 3.74)**

**Bathroom 12'2" x 6'6" (3.73 x 2.00)**

**Separate WC 6'9" x 4'0" (2.07 x 1.22)**

## **SECOND FLOOR**

**Bedroom 1 14'4" max x 13'4" (4.39 max x 4.07)**

**Bedroom 2 8'10" x 10'4" (2.71 x 3.17)**

**Bedroom 3 13'2" x 7'10" max (4.03 x 2.40 max)**

## **Viewings**

By prior appointment with vendors agents Nuttall Parker Newport Tel: 01633 212666

These particulars do not constitute an offer or contract of sale. Whilst every care is taken in the preparation of these particulars, their accuracy cannot be guaranteed and prospective purchasers should satisfy by inspection or otherwise as to the correctness of any statements or information contained therein.

**Tenure**

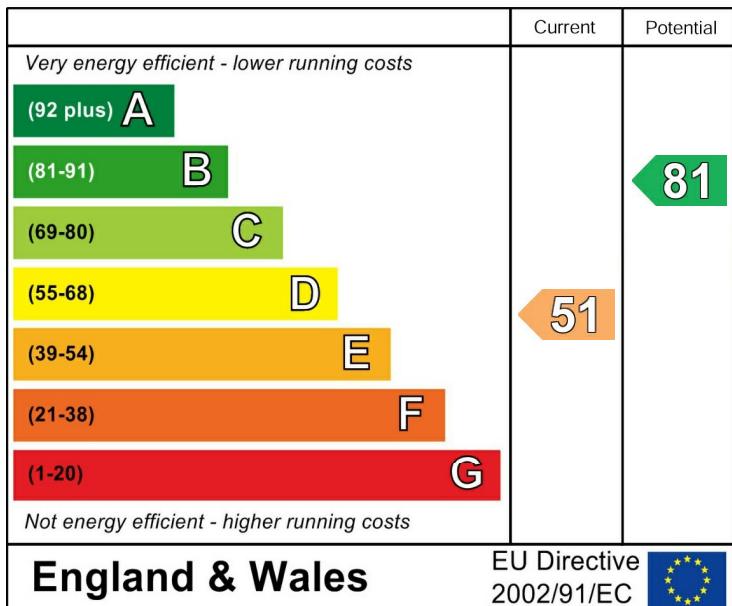
We are advised the property is leasehold with a 99 year lease from January 2001 and that both flats in the block own a share of the freehold. All lease details should be confirmed by your solicitor prior to purchase.

**Council Tax**

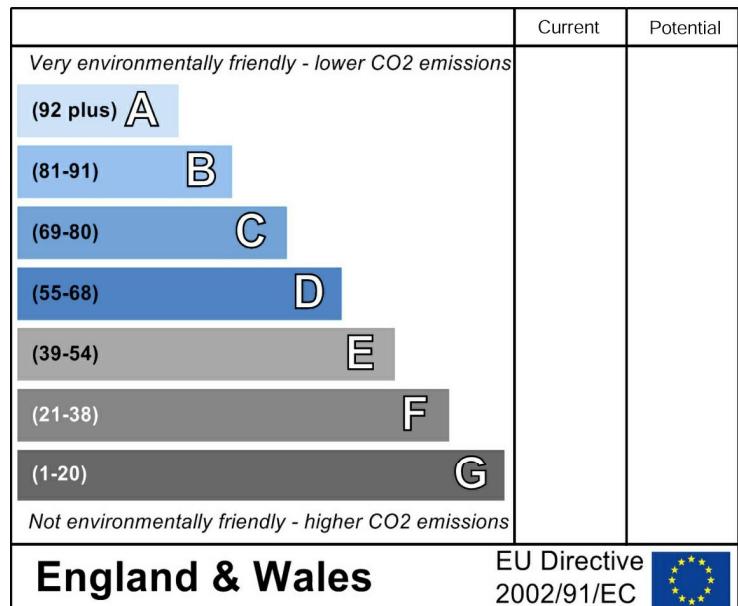
We are advised the property is currently an B rating however this should be confirmed prior to purchase



## Energy Efficiency Rating



## Environmental Impact (CO<sub>2</sub>) Rating



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. 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.  
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