

for sale

guide price **£45,000** Leasehold



Carrick Point Falmouth Road Evington Leicester LE5 4WN

FOR SALE VIA BAGSHAW'S
RESIDENTIAL AUCTIONS IN
ASSOCIATION WITH BARNARD MARCUS
ONLINE AUCTIONS

www.barnardmarcusauctions.co.uk ON
THURSDAY 16TH DECEMBER 2021 at
9:30am. A one bedroom 13th floor flat with
garage situated in a separate block.

Residential Sales & Lettings | Mortgage Services |
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Property Details

Entrance Hall

With door to the front and storage cupboard.

Open Plan Lounge/ Kitchen 24' x 10' 6" (7.32m x 3.20m)

Modern kitchen area fitted with push to open units, stainless steel sink unit, wooden work surfaces, electric oven and hob, pantry, laminate flooring with under floor heating, double glazed window to the front and single glazed window to the side.

Double Bedroom 15' x 9' 1" (4.57m x 2.77m)

Double glazed window to the front, double fitted wardrobes with overhead storage and under floor heating.

Bathroom

Bath with electric shower over, wash hand basin, w.c. and chrome towel rail.

Outside

There is a garage situated in a block (number 99) with up and over door. In addition the apartment benefits from an allocated first floor locked storage cupboard providing useful additional storage space.

Conditions Of Sale

The Conditions of Sale will be deposited at the offices of the auctioneers, Bagshaws Residential, and vendors solicitors seven days prior to sale and the purchaser shall be deemed to have knowledge of same whether inspected or not. Any questions relating to them must be raised prior to auctions. Prospective purchasers are advised to check with the auctioneers, Bagshaws Residential, before the sale that the property is neither sold or withdrawn. The purchaser will also be deemed to have read and understood the auction conduct notes printed within the sale catalogue.

Health & Safety Advice

Health & Safety Advice for Property Viewers Whilst Bagshaws Residential make every effort to ensure the safety and security of viewers at properties, we have not carried out a detailed Health & Safety inspection of the properties in our auction and cannot therefore guarantee the safety and security of viewers. Prospective purchasers and bidders attend properties entirely at their own risk. Particular care should be taken when accessing cellars, attics, exterior grounds, outbuildings and boundaries. All non-conducted inspections of vacant sites

should be made in daylight hours only and entry into such sites is entirely at the viewers' risk.

Guide And Reserve Prices

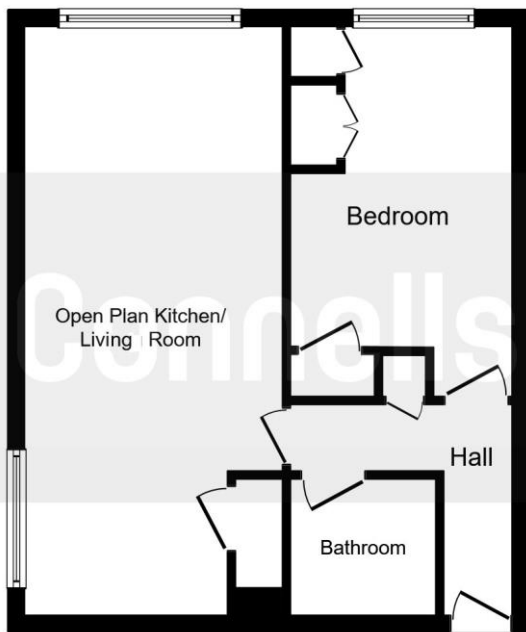
Guide Price: An indication of the seller's current minimum acceptable price at auction. The guide price or range of guide prices is given to assist consumers in deciding whether or not to pursue a purchase. It is usual, but not always the case that a provisional reserve range is agreed between the seller and the auctioneer at the start of marketing. As the reserve is not fixed at this stage and can be adjusted by the seller at any time up to the day of the auction in the light of interest shown during the marketing period, a guide price is issued. This guide price can be shown in the form of a minimum and maximum price range within which an acceptable sale price (reserve) would fall, or as a single price figure within 10% of which the minimum acceptable price (reserve) would fall. A guide price is different to a reserve price (see separate definition). Both the guide price and the reserve price can be subject to change up to and including the day of the auction.

Note

Prospective purchasers will need to register within the auction room before the sale commences. Two items of identity will be required together with an indication of how a contractual deposit will be paid. We do not take cash or credit card deposits. The sale of each lot is subject to a contract documentation charge £1,150.00 (including VAT) payable on the fall of the hammer. If you are unable to attend the auction for any reason you can still bid on the property either by telephone or proxy bid, please contact the auctioneers for further information.

Guidance notes are set out in the catalogue in relation to auction property, particularly from a purchasing perspective.





Floor Plan

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Connells. Powered by www.focalagent.com

To view this property please contact Connells on

T 0116 262 0022
E leicester@connells.co.uk

22-24 Halford Street
LEICESTER LE1 1JB

Tenure: Leasehold

EPC Rating: E

Property Ref: LTR318733 - 0011

Lease details are currently being compiled. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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