



1 Bidston Road, Prenton, CH43 2GB

A one bedroom retirement apartment in need of updating. The development is strictly for residents over the age of 60, however please note that although you must be over 60 to occupy the apartment, anyone has the right to purchase the property and can rent out for investment purposes. The development has lift access to all floors, it benefits from an on-site house manager, communal laundry and residents lounge. The apartment has a tv aerial point, emergency pull cord, electric storage heaters, emergency intercom. This apartment is located to the front of the building with easy access to the car park. Currently the rental value on the apartments range from £475 pcm - £575 pcm. This property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

One Bedroom Retirement Apartment

In-house Warden

In Need of Modernisation

Sold by Modern Auction (T & Cs apply)

Subject to Undisclosed Reserve Price

Buyer Fees Apply

Auction Guide Price £15,000

Main Page

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Lounge 14' 3" x 6' 0" (4.34m x 1.83m)

To the front of the property, with wall mounted heater, wall lights and door leading to the car park.

Kitchen 7' 2" x 5' 4" (2.18m x 1.62m)

Fitted with wall and base units.

Bedroom 10' 8" x 8' 0" (3.25m x 2.44m)

To the front of the apartment, with built in mirrored wardrobes, wall lights and emergency pull cord.

Bathroom

Three piece suite, with low level bath and wc. Emergency pull cord.

Auctioneer Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.2% of the purchase price including

VAT, subject to a minimum of £6,000.00 including VAT. This fee is paid in addition to 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £220.00 including VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price, and undisclosed reserve price that can change.

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

