



30 Lion Yard, High Street, PE26 1AJ

 **THOMAS MORRIS**

Offers Over: £185,000 Freehold

Lion Yard, High Street, PE26 1AJ

- Modern Townhouse
- Two Bedrooms
- Fitted Kitchen
- Utility Room & Garage
- For Sale by Modern Auction-T&C's apply
- Subject to Reserve Price
- Buyers Fee Apply
- The Modern Method of Auction
- Freehold
- Energy Rating: D/55

A well-positioned end-terrace townhouse which is spread over three floors and offers two bedrooms and a shower room on the second floor, a living room, a kitchen on the first floor, and a utility room on the ground floor which can be accessed internally and also through the garage. This house benefits from a balcony that enjoys views over the golf course and an enclosed garden with gated access.

The property is located close to the town centre and its amenities and would make an ideal first time purchase or as a buy to let investment. Being sold with the benefit of no onward chain.

The Maintenance Service Charge payable is £436.16 per annum.

Council Tax Band B Huntingdon District Council.

Draft details only



Accommodation

Entrance Hall

Utility Room 8'8" x 6'2" (2.64m x 1.88m).

Garage 19'6" x 10'6" (5.94m x 3.2m).

Landing

Lounge Diner 19'6" x 10'7" (5.94m x 3.23m).

Kitchen 8'7" x 6'1" (2.62m x 1.85m).

First Floor Landing

Bedroom One 10'3" x 10'7" (3.12m x 3.23m).

Bedroom Two 10'6" x 6'7" (3.2m x 2m).

Bathroom

AGENTS NOTES



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 £300 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.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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