

Guide Price £59,000

Jayman
www.jayman.co.uk

Estate Agents



Pike Close

Stafford, Staffordshire, ST16 3QJ

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FOR SALE BY AUCTION.

Jayman offer this well presented a ground floor duplex apartment with two double bedrooms, fully fitted kitchen, separate utility room and parking. The property is located in close proximity to the hospital and university and is set in well kept communal gardens.

For Sale by Auction.

Leasehold property

The accommodation benefits from gas central heating and comprises of : Private entrance leading to entrance porch and doors to: (all measurements being approximate)

Utility room

Space for extra fridge freezer, tumble drier and storage

Inner Hallway

With under stairs cupboard and doors to:

Kitchen 10'0" x 8'10" (3.061 x 2.693)

With a good array of storage units, pantry, cooker, dishwasher and spaces for washing machine and fridge freezer. Windows to the side and front aspect.

Lounge Diner 15'6" x 11'2" (4.728 x 3.410)

Spacious and light reception room with fireplace and window to the front aspect

To the first floor

Master Bedroom 11'10" x 11'11" (3.612 x 3.655)

Double bedroom with fitted wardrobes and window to the front aspect

Bedroom Two 11'11" x 8'7" (3.644 x 2.631)

Double bedroom with fitted wardrobes and window to the front aspect

Bathroom 6'2" x 6'4" (1.898 x 1.950)

With white suite comprising bath with shower over, WC and wash hand basin.

Exterior

The property benefits from well kept communal gardens and parking

Tenancy

Let on a periodic AST at current monthly rent of £600 pcm.

Auction Information

Auction Details:

REQUIRE A MORTGAGE? Our independent advisor can compare "whole of market" to help find the best mortgage to suit your circumstances. Please call 01543 416 567 for a free mortgage quote including some deals only available through our network. **LEGAL CONVEYANCING** Jayman Conveyancing provides fast efficient low cost legal work with a no sale-no fee guarantee. Call 01543 416 567. **AGENTS DESCRIPTIONS** These details imply the opinion of the agent at the time these details were prepared and are subjective. It may be that the purchaser's opinion differs. **VIEWING ARRANGEMENTS** By appointment only with Jayman on 01543 416 567 **COUNCIL TAX** Please refer to www.voa.gov.uk for this information. **DESCRIPTIONS AND MEASUREMENTS** All measurements are approximate and some may be maximum on irregular walls. The plan shows the approximate layout of the rooms to show the inter relationship of relationship of one room to another but is not necessarily to scale. **CONSENTS** We have not had sight of any relevant building regulations, guarantees or planning consents and all relevant documentation pertaining to this property should be checked by your legal advisor before exchanging contracts.

The sale of this property will take place on the stated date by way of Auction Event and is being sold under an Unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to SDL Property Auctions Buyers Terms. Properties located in Scotland will be subject to applicable Scottish law.

Auction Deposit and Fees:

The following deposits and non- refundable auctioneers fees apply:

- 5% deposit (subject to a minimum of £5,000)
- Buyers Fee of 4.8% of the purchase price (subject to a minimum of £6,000 inc. VAT).

The Buyers Fee does not contribute to the purchase price, however it will be taken into account when calculating the Stamp Duty Land Tax for the property (known as Land and Buildings Transaction Tax for properties located in Scotland), because it forms part of the chargeable consideration for the property.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

Additional Information:

For full details about all auction methods and sale types please refer to the Auction Conduct Guide which can be viewed on the SDL Property Auctions home page.

This guide includes details on the auction registration process, your payment obligations and how to view the Legal Pack (and any applicable Home Report for residential Scottish properties).

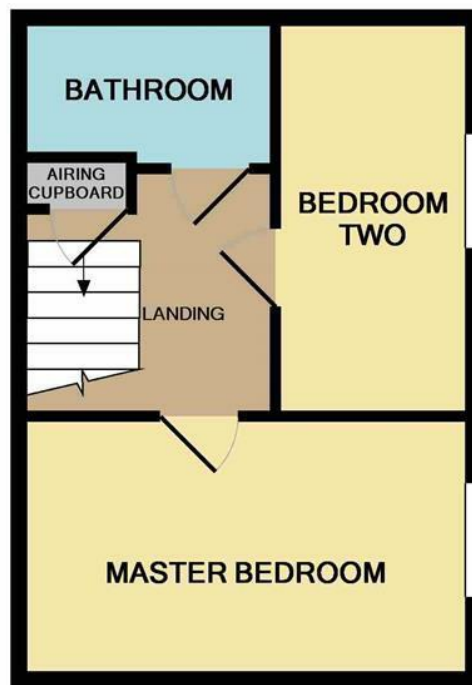
Guide Price & Reserve Price:

Each property sold is subject to a Reserve Price. The Reserve Price will be within + or - 10% of the Guide Price. The Guide Price is issued solely as a guide so that a buyer can consider whether or not to pursue their interest. A full definition can be found within the Buyers Terms.



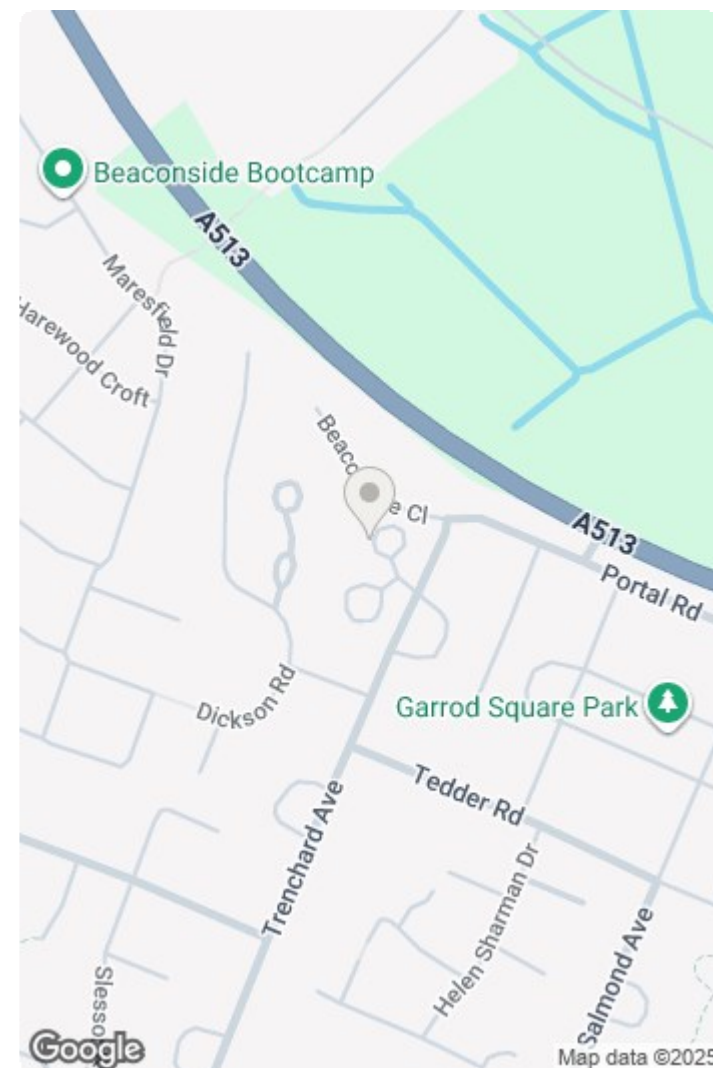


GROUND FLOOR



1ST FLOOR

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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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
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England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		

