



**Apt 16 248 Lawnhurst Avenue, Manchester, M23 9SB**

By Auction £145,000

[www.jordanfishwick.co.uk](http://www.jordanfishwick.co.uk)



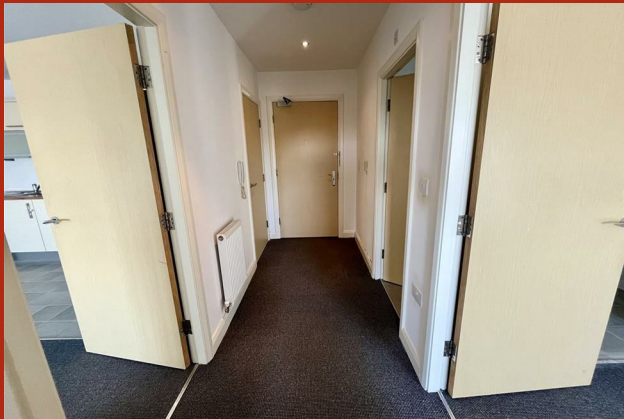


# Jordan fishwick

- 3rd Floor Apartment
- Lift Access
- Close to Metrolink
- Council Tax Band B
- EPC Rating C
- Spacious Living Room
- Residents Parking
- NO CHAIN
- Lease Length 130 years remaining

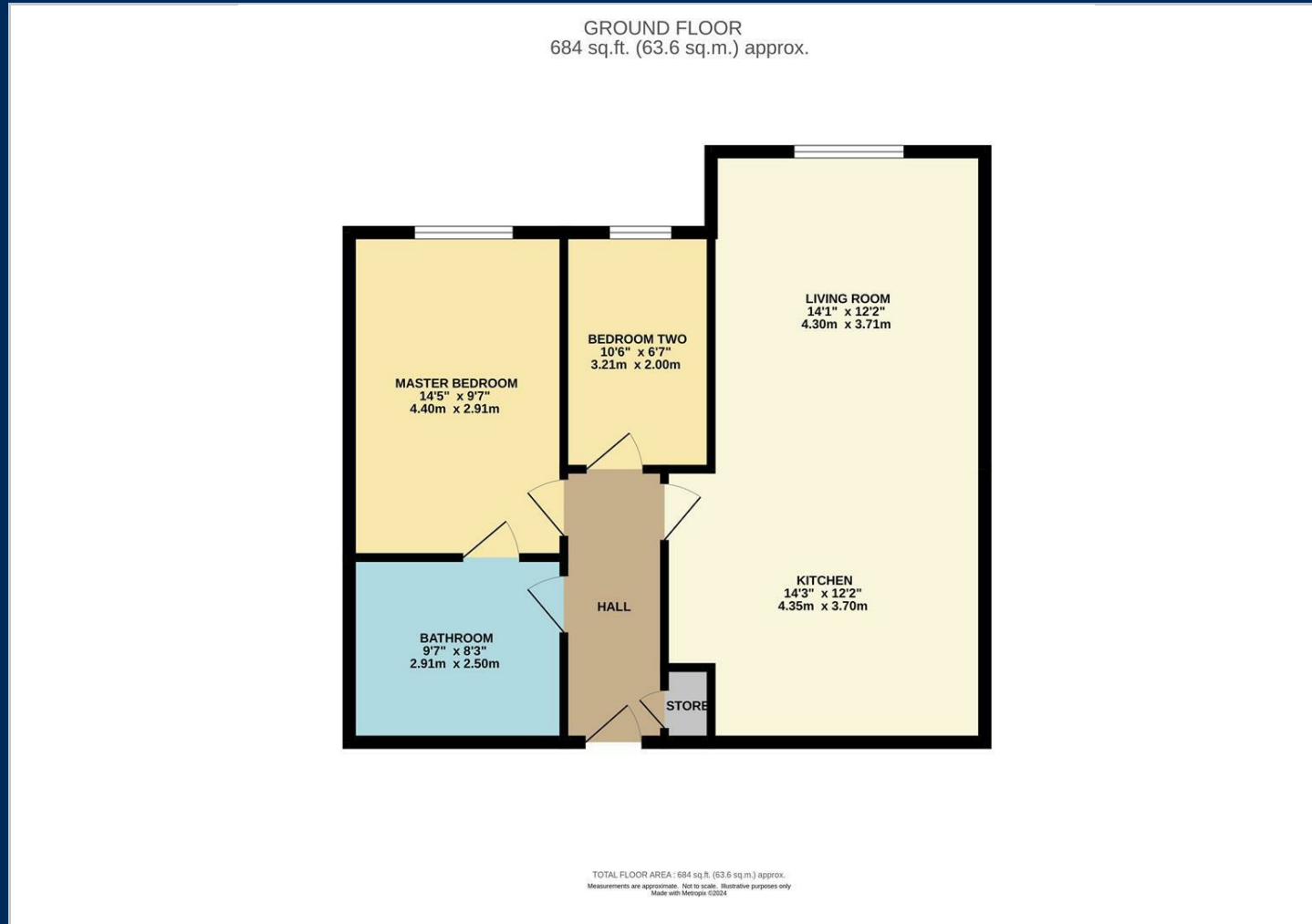
This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 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 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.

Modern two bedroom third floor apartment with LIFT ACCESS. Great investment opportunity - potential rental income £1,000pcm. Short walk to Moor Road Metrolink station and easy access to Brookway Retail Park, motorway links, Manchester airport, Wythenshawe hospital and good schools. The property briefly comprises: communal entrance with inter





## Floor Plans

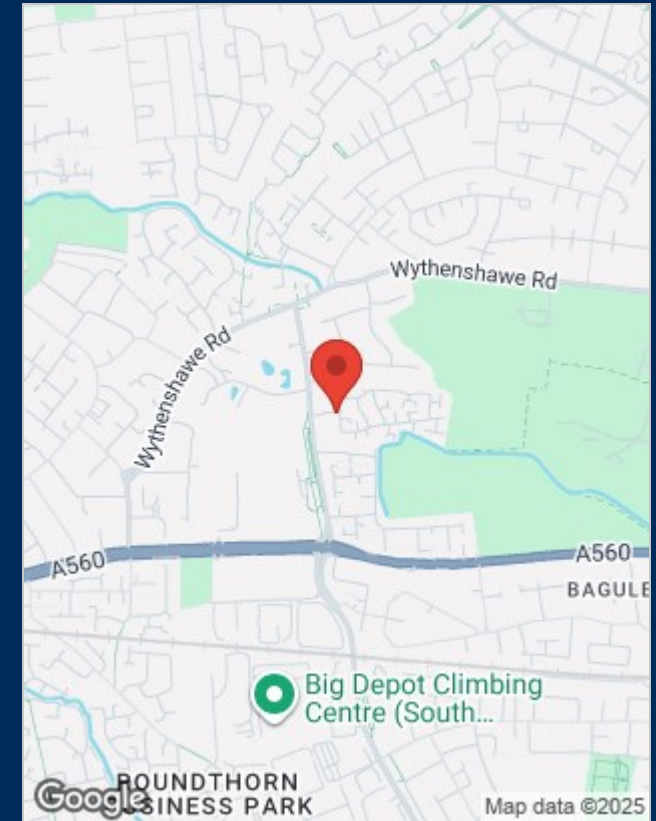


## Viewing

Please contact our Sale Office on 0161 962 2828 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

## Location Map



## Energy Performance Graph

