



Apt 16 248 Lawnhurst Avenue, Manchester, M23 9SB

By Auction £150,000

www.jordanfishwick.co.uk





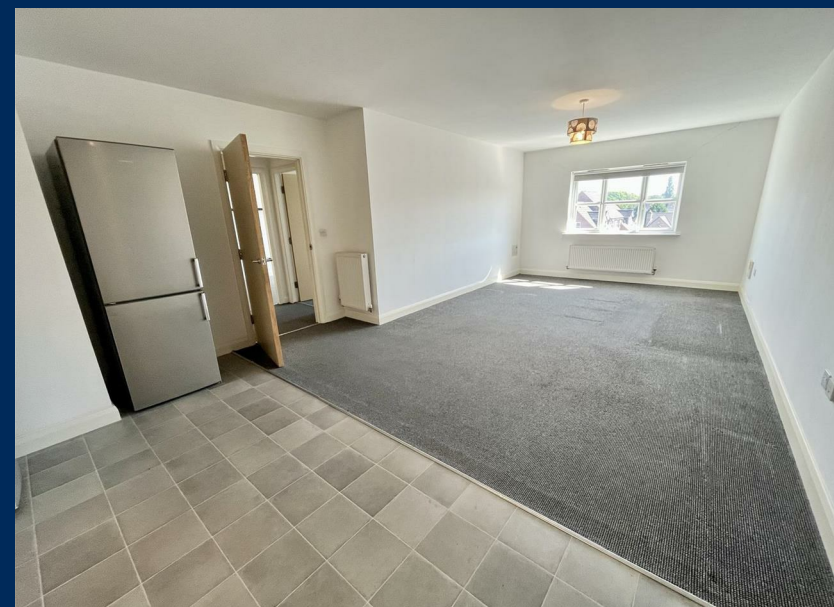
Jordan fishwick

- 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

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Tenure

Entrance Hall	4'7" x 12'1" (1.4 x 3.7)
Kitchen	14'5" x 12'1" (4.4 x 3.7)
Living Room	12'1" x 14'1" (3.7 x 4.3)
Master Bedroom	9'6" x 14'5" (2.9 x 4.4)
Bedroom Two	10'5" x 6'6" (3.2 x 2)
Bathroom	8'2" x 9'6" (2.5 x 2.9)





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*Why take a risk?
Sell Smarter*





GROUND FLOOR
684 sq.ft. (63.6 sq.m.) approx.



TOTAL FLOOR AREA: 684 sq.ft. (63.6 sq.m.) approx.
Measurements are approximate. Not to scale. Intended for purposes only.
Made with [Floorplanner.com](https://www.floorplanner.com/)

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, in whole or in part, any part of a contract. Purchasers should satisfy themselves as to the accuracy of the particulars and as to the condition of the property prior to purchasing. The particulars do not constitute, in whole or in part, any part of a contract. Purchasers should satisfy themselves as to the accuracy of the particulars and as to the condition of the property prior to purchasing.

Energy Efficiency Rating	
Current	Potential
78	81
Very energy efficient - lower running costs (92-100) A	
Energy efficient (81-91) B	
Decent energy efficiency (69-80) C	
Average energy efficiency (55-68) D	
Below average energy efficiency (45-54) E	
Poor energy efficiency (35-44) F	
Very poor energy efficiency (2-20) G	
Not energy efficient - higher running costs (1-20) G	
EU Directive 2002/91/EC England & Wales	

Energy Performance Graph

