

Because life is

PettyTM Real

2 The Arches
Knotts Lane
Colne
BB8 8FB



- For Sale by Auction – T & C's apply
- Subject to an undisclosed Reserve Price
- Reservation Fee applicable
- The Modern Method of Auction



For Sale

- Modern first floor apartment
- Perfect for landlord
- Short walk to all amenities
- Near to transport links
- 2 Bedrooms

Auction Guide £35,000

- Open plan lounge & kitchen
- Kitchen with integrated appliances
- Lounge with Juliet balcony
- Modern 3-piece bathroom
- GFCH & UPVC dg



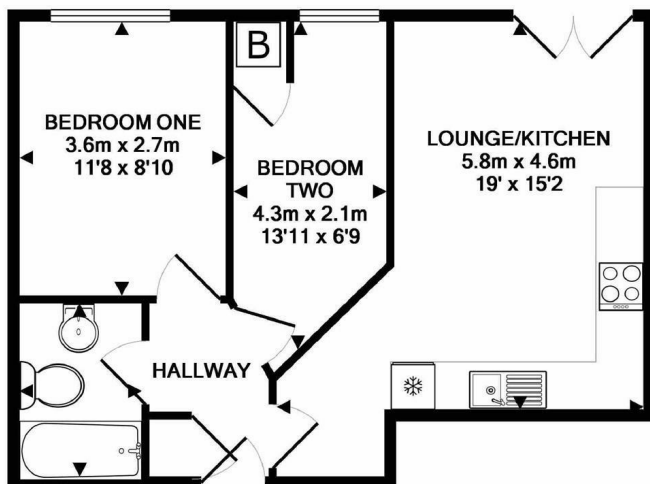
A modern two-bedroom first-floor apartment, ideal for first-time buyers or buy-to-let investors, conveniently located within walking distance of Colne town centre and its array of local amenities, with excellent access to public transport links.

The apartment offers stylish and well-maintained living accommodation and is accessed via a communal entrance hallway with stairs leading to the first floor. Upon entering the property, a welcoming hallway with a useful built-in storage cupboard leads through to an open plan lounge and kitchen. The living space is bright and airy, featuring French UPVC double glazed doors opening onto a Juliet balcony. The contemporary kitchen is fitted with a comprehensive range of wall and base units, complementary work surfaces and splashbacks, and integrated appliances including a fridge freezer, washer dryer, dishwasher, electric oven, extractor hood, and a stainless steel sink unit.

There are two bedrooms: a well-proportioned double and a single bedroom, the latter benefiting from a fitted storage cupboard that houses the gas-fired combination boiler. The bathroom is finished with a modern three-piece suite in white comprising a panelled bath with mixer shower and screen, pedestal wash basin, and low-level WC.

Further benefits include UPVC double glazing and gas-fired central heating. Externally, the property includes an allocated car parking space within the residents' car park.

*** Looking for a buy-to-let investment or looking to let your own property? We have a professional lettings department for all your requirements



TOTAL APPROX. FLOOR AREA 44.2 SQ.M. (476 SQ.FT.)

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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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. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 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 £300.00 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.



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11 Albert Road, Colne, Lancashire, BB8 0RY
T. 01282 868686
Colne.sales@pettyreal.co.uk

www.pettyreal.co.uk