

**Auction**

2 bed apartment to buy in TF1

Orleton Lane, Wellington, Telford,
Shropshire, TF1 3GG

£55,000

 Starting Bid

 x 2  x 1  x 1

Tenure

Leasehold

Residents parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Two bedroom first floor apartment
- ✓ Sold with tenant in situ
- ✓ EPC Rating C

Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: Cable
- ✓ Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

Description

BEING SOLD VIA SECURE SALE ONLINE BIDDING

INVESTORS ONLY - BEING SOLD WITH TENANTS IN SITU

Well-presented, two-bedroom, first-floor apartment in a quiet and private location, with communal gardens and parking and within walking distance of Wellington town centre.

This light and spacious property comprises hallway; lounge/diner; modern fitted kitchen with white goods; two bedrooms and bathroom with bath and electric shower over, having glass shower screen. The property is extremely well-presented throughout, with neutral decor and benefits from gas central heating and double glazing.

It further benefits from being set within a small, exclusive and secure block, with large communal lawned garden to the rear and communal parking to the front.

Set within the popular market town of Wellington, the property is within walking distance of the town centre and the amenities it has to offer, whilst also offering excellent rail, bus and car transport links.

Currently rented at £625 pcm.

The property is Leasehold for a term of 150 years from 2005.

Service charge - approximately £740.83 per annum, which includes buildings insurance and maintenance/cleaning of communal areas.

AUCTIONEERS' ADDITIONAL COMMENTS:

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts

the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Council Tax Band: B

Tenure: Leasehold

Length of Lease: 129

Annual Service Charge Amount: £740.00

Price: Starting Bid £55,000

Property Type: Apartment

Parking: Residents

Construction materials: Brick and block

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

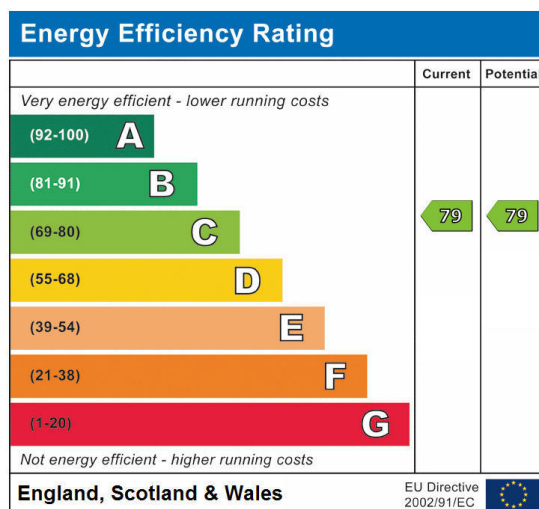
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Orleton Lane, Wellington, Telford, Shropshire, TF1 3GG

Contact your local branch today for more information on this property:

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