



**6 The Old Library, DN11 0YF**

**£45,000 ByAuction  
Tenure Leasehold**

- **Contemporary Kitchen and Bathroom**
- **Investment Opportunity**
- **Allocated Parking**
- **En Suite**
- **Fully refurbished**

This property is for sale by Modern Method of Auction powered by iamsold LTD - Starting Bid £45,000 plus Reservation Fee.

Fantastic investment opportunity this 1st Floor one bedroom apartment located on the Moorcroft development in New Rossington is already achieving an attractive yield and will create an immediate return on investment for buyers. The apartment has its own access from external steps and comprises open plan kitchen/lounge and master bedroom with en suite. The apartment is furnished and also includes white goods. The property is being sold as part of a portfolio of similar apartments so various buying options can be explored on request. The property is located in a prime location close to local amenities as well as being a short distance away from the town centre and major transport links. Priced to sell from a motivated and realistic vendor please contact Welcome Homes for further details.

#### Auctioneer Comments

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 4.2% 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 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is

