



Flat 5, Lychgate Court
80 Stephens Street

Miller Metcalfe
Every step of the way

Flat 5, Lychgate Court

80 Stephens Street

Upper Floor



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EPC Rating - D

OFFERED FOR SALE VIA MODERN METHOD OF AUCTION - GUIDE PRICE OF £95,000 PLUS RESERVATION FEES
FOR SALE VIA AUCTION

Nestled in a sought-after residential area, this upper floor apartment offers a perfect blend of modern comforts and convenient amenities. Boasting three well-appointed bedrooms, a spacious living area, kitchen and office. this property provides a comfortable and stylish living space for families or professionals alike.

The apartment benefits from off-street parking, ensuring hassle-free access for residents with vehicles. Its prime location offers easy access to local shops, schools, and transport links, making it an ideal choice for those seeking a well-connected and vibrant neighbourhood.

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 property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

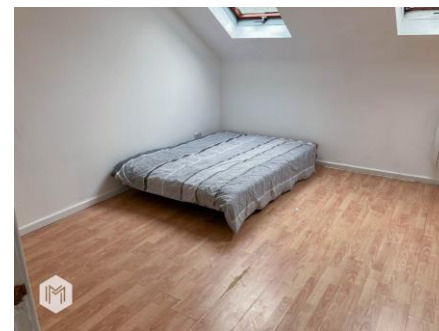


Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

LOCAL AUTHORITY/COUNCIL TAX
Bolton
Band B Annual Cost £1,524.00

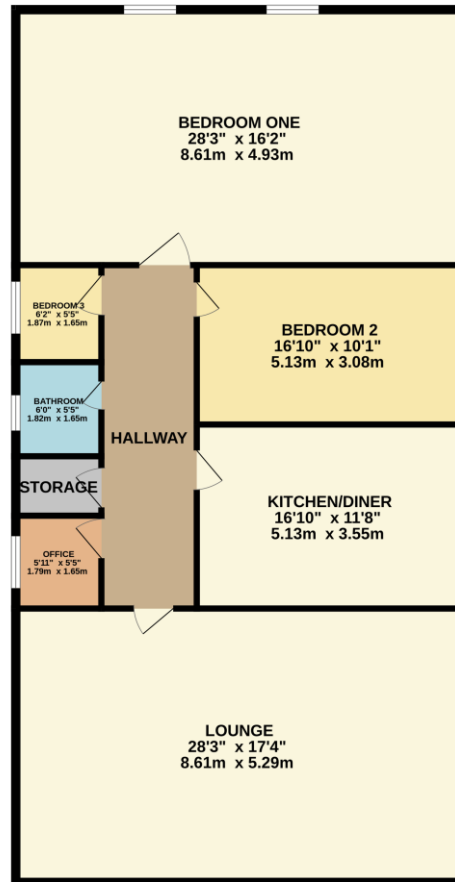


TENURE
Leasehold
Lease term 999 years from 21/11/1996
Lease term remaining 971 years





GROUND FLOOR
1562 sq.ft. (145.1 sq.m.) approx.



TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.