



- **Modern One Bed Flat**
- **Double Glazing, Electric Heaters**
- **EPC Band D, Rating 64, Council Tax A**
- **Subject to Reserve Price, Buyers fees apply**
- **Potential Rental £650 pcm**
- **For Sale by Modern Auction – T & C's**



**Apartment 10, Manchester Court,
Federation Road
Stoke-On-Trent, ST6 4HT**

**Auction Guide
Price £35,000**

Description

For sale by Modern Method of Auction: Starting Bid Price £45,000 plus Reservation Fees. A one bedroom ground floor flat, with parking space. The property is double glazed, with electric heaters, burglar alarm system, and living accommodation comprising entrance hall, open-plan living, dining and kitchen area, plus a bedroom and bathroom. May suite investment potential rental £650.00 pcmThis property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd.

Auctioneer's 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. 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. Referral Arrangements The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

TO VIEW OR MAKE A BID – Contact "Keates" or visit: keates.iam-sold.co.uk

Entrance Hall

With security door, alarm panel, electric heater, and cupboard housing water tank and washing machine.

Lounge/Dining Area 15' 7" x 11' 5" (4.75m x 3.49m)

Open-plan to kitchen area. With pvcu double glazed window to front aspect, two electric wall heaters, power points, aerial point, telephone point, and carpeted flooring.

Kitchen 7' 10" x 6' 0" (2.39m x 1.83m)

Open-plan to living/dining area. With light wood colour units, granite effect worktops, sink and drainer unit, and integral cooker and hob with extractor hood over. With fridge freezer, part-tiled walls, and vinyl flooring.

Bedroom 9' 11" x 9' 11" (3.01m x 3.01m)

With pvcu double glazed window to front aspect, electric wall heater, power points, aerial point, telephone point, and built-in wardrobe.

Bathroom 8' 3" max. x 6' 4" max. (2.52m max. x 1.92m max.)

White suite comprising low level WC, pedestal washbasin and panelled bath with shower over. With electric heater, extractor fan, part-tiled walls and carpeted flooring.

Outside

Parking available to the front of the apartment building.

Viewings

To view this, or any other of our properties, please call **01782 847083**.

If you would like to discuss this property and/or your specific requirements we strongly urge you to call us prior to viewing the property. If you are traveling long distances or are taking time off work this could save you time and money.

Viewings strictly by appointment only



Equipment and Apparatus

The Agents have not tested any apparatus, equipment, fittings or services so cannot verify they are in working order and applicants must satisfy themselves of the condition of same.

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Homebuyer Reports

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Thinking of letting your property? Keates can help. Our dedicated lettings team manage hundreds of properties throughout the city and can guide you through the process with a minimum of stress. With the option of either a Let Only or Full Management service, you can choose how much or how little you would like to be involved.

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Need help deciding on a mortgage? Keates can put you in contact with a Mortgage Advisor for a free, no obligation consultation and advice.

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Energy performance certificate (EPC)

Apartment 10 Manchester Court Federation Road STOKE-ON-TRENT ST6 4HT	Energy rating D	Valid until: 20 April 2035	 9661-3049-5204-2785-4200
		Certificate number:	

Property type

Ground-floor flat

Total floor area

44 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)