



Grasmere Way, Linslade, Leighton Buzzard, LU7 2QL

welcome to

Grasmere Way, Linslade, Leighton Buzzard

CHAIN FREE - Situated in LINSLADE, within walking distance of local SCHOOLS and the MAINLINE STATION, is this TWO-bedroom, GROUND FLOOR, flat.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Porch

Door to the flat and door to the inner hallway.

Inner Hallway

Storage cupboard and doors to the living room, shower room and both bedrooms.

Living Room

TV point, wood laminate flooring and 2 storage heaters. Double-glazed window to the front. Door to the kitchen.

Kitchen/Diner

Fitted with a mix of all and base units with work surface over, stainless steel sink with mixer tap and drainer, integrated eye-level over and electric hob with extractor fan over. Space for a slim-line dishwasher, washing machine and a fridge/freezer. Storage heater and space for a dining table and chairs. Double-glazed window to the front.

Bedroom One

Wood effect laminate flooring, storage heater and double-glazed window to the rear

Bedroom Two

Built-in wardrobe with hanging space and storage, wood effect laminate flooring, storage heater and double-glazed window to the rear.

Shower Room

Fully tiled with a wash hand basin set in a vanity unit, low-level WC with integrated flush and a shower cubicle. Heated towel rail and built-in storage unit.

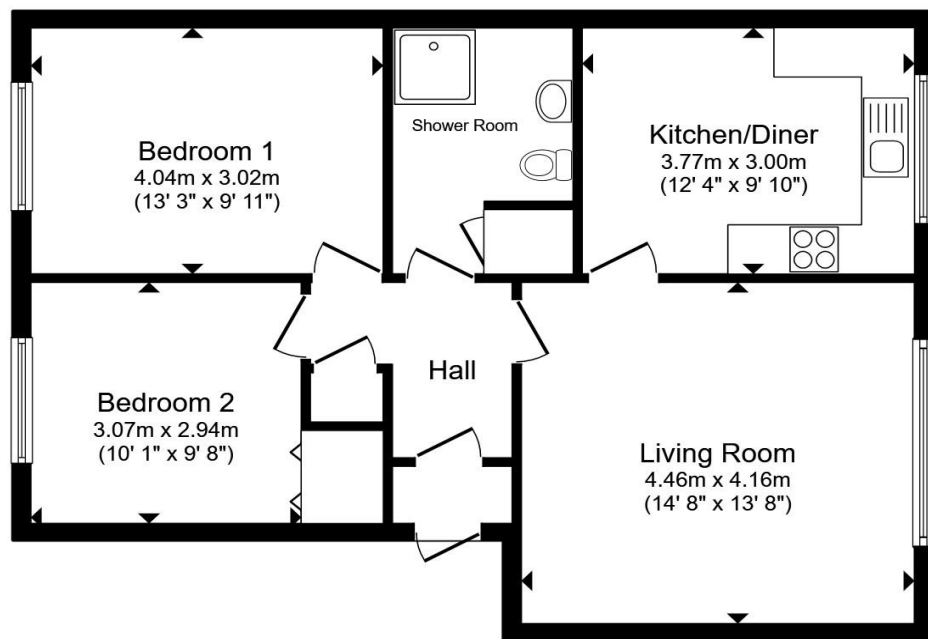
Outside Parking

Carport parking plus residential parking.

Agents Note

There is also an annual Management fee payable of £110.00 if paid before the 31st December.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

Total floor area 66.0 m² (710 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



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Linslade, Leighton Buzzard

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- TWO-BEDROOM FLAT
- CHAIN FREE

Tenure: Leasehold EPC Rating: Awaited
Council Tax Band: B Service Charge: 900.41
Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 29 Sep 1975.
Should you require further information please contact the branch. Please Note additional fees
could be incurred for items such as Leasehold packs.

guide price

£110,000



view this property online [brownandmerry.co.uk/Property/LBZ109952](https://www.brownandmerry.co.uk/Property/LBZ109952)



Property Ref:
LBZ109952 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Brown & Merry is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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