



Cedric Court Cedric Road, Edenthorpe Doncaster

welcome to

Cedric Court Cedric Road, Edenthorpe Doncaster

This well-presented first floor one bedroom apartment is situated in this sought after location and offers spacious accommodation with a lounge, dining kitchen and a bathroom. Ideal opportunity for a first time buyer or investor!



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

With a side facing exterior door which gives access to the entrance hall.

Entrance Hall

With a side facing double glazed window, a useful storage cupboard, decorative coving, a loft hatch and a central heating radiator.

Lounge

With a front facing double glazed window, a central heating radiator and decorative coving.

Dining Kitchen

Fitted with a range of high gloss wall and base units with coordinating work surfaces housing the sink and drainer with mixer tap. The kitchen has a double eye level oven and grill, a hob with extractor above, plumbing for a washing machine, an integrated dishwasher and space for a fridge-freezer. There is complimentary splashback tiling, a front facing double glazed window and space for a table and chairs.

Bedroom One

A double room with a front facing double glazed window, fitted wardrobes and a central heating radiator.

Bathroom

Fitted with a P-shaped bath with an electric shower over, a low flush W.C and a wash hand basin on a vanity unit. There is a side facing double glazed window and a central heating radiator.

Outside

With allocated visitor parking and resident parking.



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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- ONE BEDROOM FIRST FLOOR APARTMENT
- RESIDENT PARKING

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Dec 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£85,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
DCR126728 - 0002

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William H Brown 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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