



Anzio Road, Devizes SN10 2GF

Welcome to

Anzio Road, Devizes

Superb two double bedroom ground floor apartment in sought-after Marina Meadows, with great access to Hopton Industrial Estate, Marlborough and Swindon. Modern throughout with open plan living, fitted kitchen, shower room and allocated parking. Close to local amenities.

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 Hall

Entrance to this ground floor two bedroom apartment situated within a sought after residential location within the popular Wiltshire market town of Devizes is via the front door leading into the entrance hall which comprises : doors to all rooms, large storage cupboard, telephone entry system and a radiator.

Kitchen / Living Room

Open plan living/kitchen offering dual aspect open living space with windows to both the front and side aspect, television aerial point and two radiators. The fitted kitchen comprises a range of wall and base units with work surfaces over, stainless steel sink/drainers with mixer tap. Integrated oven, integrated four ring gas hob, plumbing for washing machine, space for fridge/freezer and lino flooring.

Bedroom One

Bedroom one is spacious with ample space for bedroom furniture, window to the front aspect and a radiator.

Bedroom Two

Another good sized bedroom with a window to the front aspect and a radiator.

Shower Room

Shower room comprising a low level w/c, wash hand basin and shower cubicle. Lino flooring and a radiator.

Parking

Allocated parking for one vehicle.





view this property online allenandharris.co.uk/Property/DVZ107308



Welcome to

Anzio Road, Devizes

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyer's fees apply
- Sought-After Residential Location
- Ground Floor Apartment

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: Ask Agent

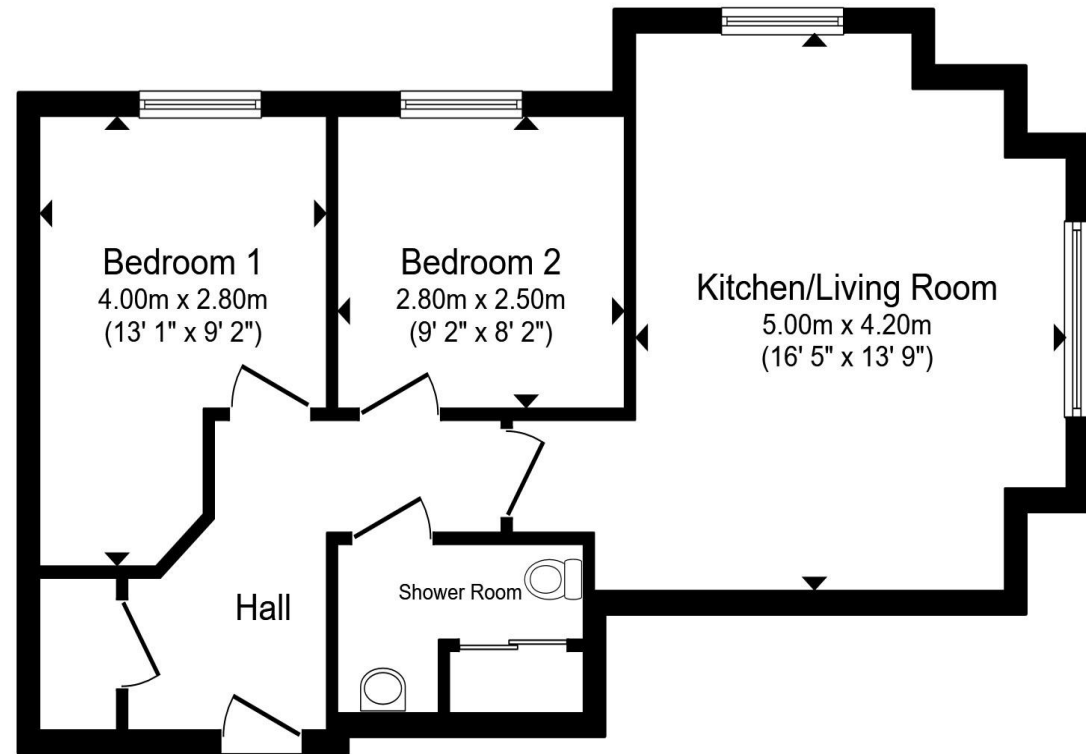
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£170,000



Total floor area 49.7 m² (535 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

 allen & harris

view this property online allenandharris.co.uk/Property/DVZ107308



Property Ref:
DVZ107308 - 0002

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.

Allen & Harris 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.

 allen & harris



01380 729900



devizes@allenandharris.co.uk



4 Northgate Street, DEVIZES, Wiltshire, SN10 1JL



allenandharris.co.uk