



All measurements are approximate and for display purposes only



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Lancashire Court, Federation Road
 2 Bedrooms, 1 Bathroom, Apartment
 Auction Guide Price Of £45,000

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.





- Two Bedroom
- Modern Apartment
- Electric Heating
- Double Glazed
- Kitchen Area
- Lounge Area
- Juliet Balcony

LOUNGE/KITCHEN 19' 5" x 11' 3" (5.93m x 3.45m)

Lounge AREA. Upvc double glazed sliding patio doors, onto Juliet balcony. TV Aerial point, Wall heater, Carpet to floor.

KITCHEN AREA. Range of wall and base units, work top over with stainless steel single sink, built in oven and hob, Stainless steel extractor hood, Space for fridge freezer, Cushion floor covering. Wall heater.

BEDROOM 1 11' 10" x 9' 10" (3.63m x 3.00m) Upvc double glazed window to rear elevation, Built in double wardrobe unit, Carpet to floor

HALLWAY Solid wood fire door to landing area, Built in storage Cupboard providing space and plumbing for washing machine, Wall heater, Carpet to floor.

BEDROOM 2 9' 5" x 7' 10" (2.89m x 2.41m) Upvc double glazed window to rear elevation, Wall heater, Carpet to floor

BATHROOM 9' 10" x 7' 2" (3.00m x 2.20m) Four piece bathroom suite in white including a shower cubicle, Cushion floor covering, Part tile walls

AUCTIONERS COMMENTS The property is for sale by



Modern Method of Auction allowing the buyer and seller to complete within a 56 day reservation period. Interested parties personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc 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 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc VAT. The fee is paid to reserve the property to the buyer during the reservation period and is paid in addition to the purchase price. The fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	82	86
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	