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**** MODERN METHOD OF AUCTION ****

- First Floor 2 Bedroom Apartment
- For Sale By Auction - T&C's Apply
- Subject to an Undisclosed Reserve Price
- Reservation Fee Applicable
- Ideal Investment Property
- Requires Some Cosmetic Work

**14 Llanion House,
Pembroke Dock, SA72 6EE**

EPC Rating - D

Guide: £38,000

Leasehold

www.fbm.co.uk | t:01646 682396

For sale by Modern Method of Auction: Starting Bid Price £38,000 plus Reservation Fee.

14 Llanion House is a top floor, two bedroom apartment located in the ever popular Llanion area on the periphery of Pembroke Dock. The property does require a small amount of decorative work but would be perfect as a first time buy or investment given the price range and potential yield it would return. The property benefits from recently fitted gas central heating as well as attic space for storage and an allocated parking space. The elevated nature of the building and top floor location offers townscape views over Pembroke Dock. For further information or if you wish to view the property call FBM on 01646 682396.

This property is for sale by the Modern Method of Auction which is not to be confused with Traditional auction. The Modern Method of Auction is a flexible buyer friendly method of purchase. We do not require the purchaser to exchange contracts immediately, but grant 28 days to achieve exchange of contracts from the date the buyer's solicitor is in receipt of the draft contracts and a further 28 days thereafter to complete.

Allowing the additional time to exchange on the property means interested parties can proceed with traditional residential finance. Upon close of a successful auction or if the vendor accepts an offer during the auction, the buyer will be required to put down a non-refundable Reservation Fee of 3.5% to a minimum of £5,000.00 + VAT (£1,000.00) = (£6,000.00) which secures the transaction and takes the property off the market.

The buyer will be required to sign an Acknowledgment of Reservation form to confirm acceptance of terms prior to solicitors being instructed. Copies of the Reservation form and all terms and conditions can be found in the Legal Pack which can be downloaded for free from the auction section of our website or requested from our Auction Department.

Please note this property is subject to an undisclosed Reserve Price which is generally no more than 10% in excess of the Starting Bid. Both the Starting Bid and Reserve Price can be subject to change. Our primary duty of care is to the vendor. Terms and conditions apply to the Modern Method of Auction, powered by "iam-sold Ltd". TO VIEW OR MAKE A BID - Contact FBM or visit: www.agentauctionpage.co.uk

Entrance Hall

Living Room
17'5" x 11'5" (5.3m x 3.48m)
Kitchen
8'2" x 7'11" (2.5m x 2.41m)

Inner Hallway

Bedroom
13'5" x 9'2" (4.1m x 2.8m)
Bedroom
11'2" x 9'6" (3.4m x 2.9m)
Bathroom
9'4" x 6'2" (2.84m x 1.88m)

Services

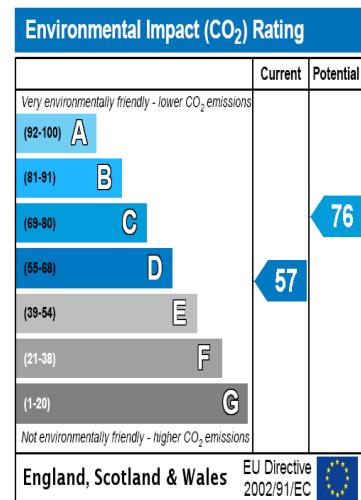
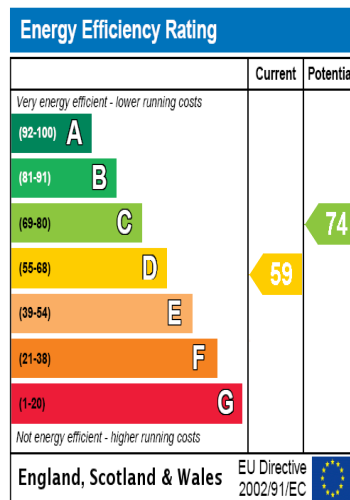
Gas, water, electricity & drainage connected.

NOTE TO BUYER:

Please be advised this property would suit cash buyers only as we are aware there is an absent freeholder.

Lease information:

We are advised the following information: 999 Year lease that commenced late 70's/early 80's. One of owners within the six flats in the block, has a relaxed agreement with all of the owners to take the lead and manage the block of flats. There is currently an annual charge of £150 approx per flat. This is to include the buildings insurance, communal lighting and grass cutting. As and when anything needs to be done for example exterior painting she will discuss and agree with all owners and then this cost is shared out equally.



Important Note We endeavour to make our sale particulars accurate. Prospective buyers and their advisers should satisfy themselves as to the accuracy of the information provided. Services, fittings and equipment have not been tested and room sizes. Council tax band information may be subject to change.

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