



*Markeden Court,  
Rufford Avenue  
New Ollerton*



Auction Guide Price £40,000

**(Chadwells**  
Estate & Letting Agents









*Perfect Investment  
Opportunity...*







*Rufford Avenue*





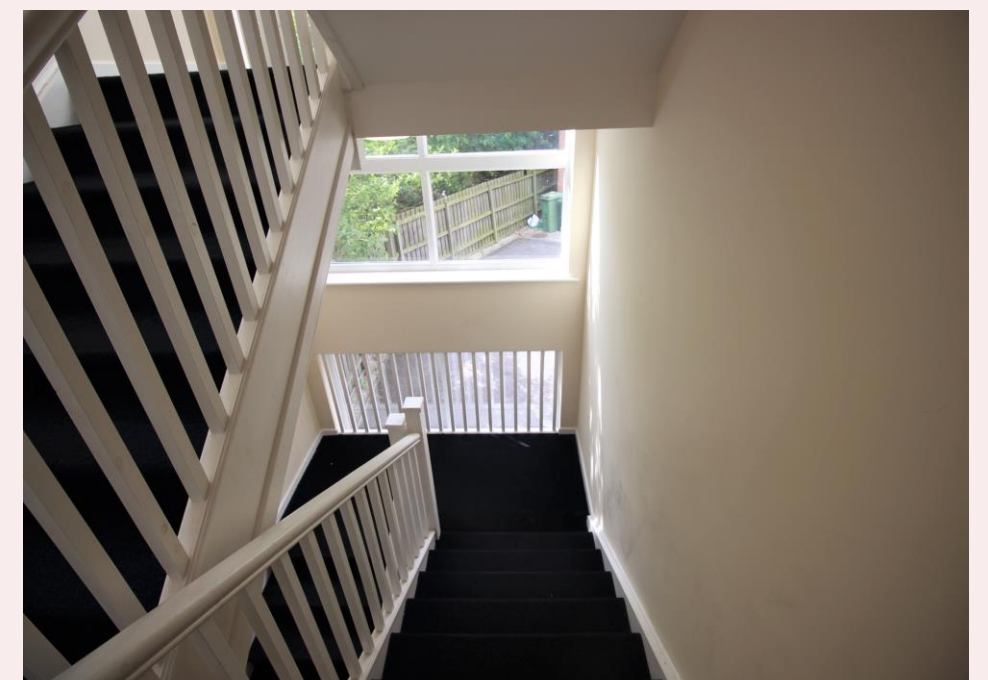


# *Welcome*

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40,000.

This property would make for the perfect investment, or first time buy. Situated in the heart of Ollerton town this one bedroom, first floor apartment comprises a large open plan living area including kitchen, lounge/ diner with a separate double bedroom and shower room.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.



# Step inside...

## Entrance Hall 11' 9" x 9' 1" (3.58m x 2.78m)

Enter through solid wood fire door into the entrance hall, with laminate flooring, uPVC window to the side, two pendant light fittings, wall mounted fuse box, electric heater, built in storage cupboard and doors leading to the open plan living space, master bedroom and shower room.

## Open Plan Living 20' 10" x 11' 1" (6.36m x 3.39m)

Lounge - 6.63m x 3.39m Kitchen - 2.90m x 2.51m The open plan living area has a fitted kitchen with wall and base units having roll top work surfaces over inset with a stainless steel sink, drainer and mixer tap. Space and plumbing for washing machine and free standing fridge freezer. Integrated electric oven with four ring electric hob and extractor fan above. Tiled splash backs, ceiling light fitting and electric heater. The lounge/diner has carpet and laminate flooring, dual aspect uPVC windows and wall mounted electric storage heater and two pendant light fittings.

## Bedroom One 11' 0" x 10' 0" (3.35m x 3.04m)

With carpet flooring, uPVC window to the front aspect, pendant light fitting and wall mounted electric storage heater.

## Shower Room 6' 9" x 5' 5" (2.07m x 1.66m)

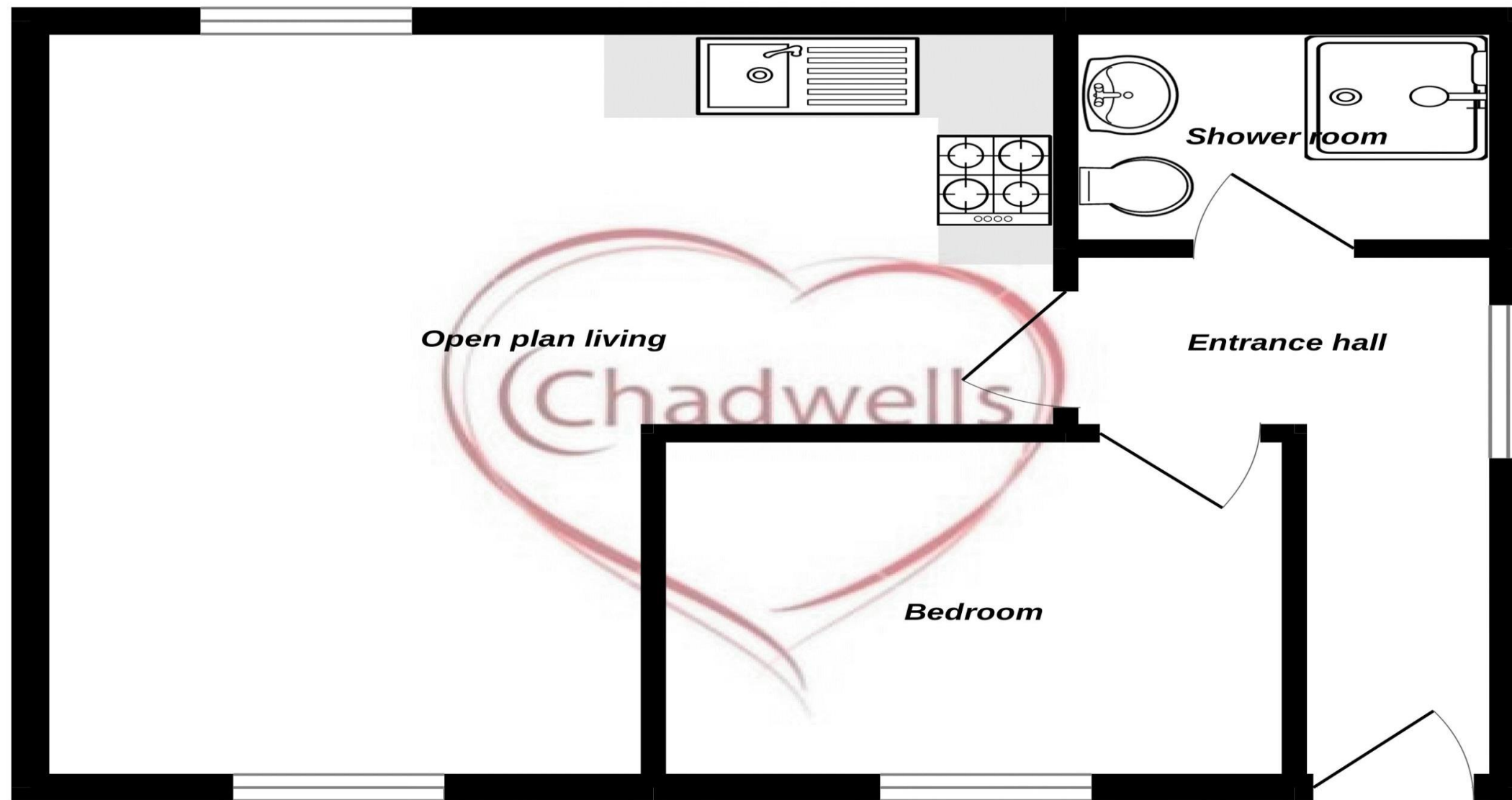
Fitted with a three piece suite comprising of low flush WC, pedestal hand wash basin and a shower cubicle with electric shower. Tiled splashbacks, ceiling light, extractor fan, obscure uPVC window to the rear, chrome towel rail and vinyl flooring.

## Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'. This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent. The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website. Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively. The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law. The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change. An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase. Auctioneers Additional Comments In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs. Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## Ground Floor



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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