

## WILTON CASTLE, WILTON, REDCAR, TS10 4FB



**FOR SALE BY AUCTION**



- ▲ Ground Floor Apartment
- ▲ One Bedroom
- ▲ Private Secure Enclosed Courtyard
- ▲ Stunning Move in Ready Condition
- ▲ Open Plan Lounge Diner
- ▲ Allocated Parking
- ▲ Communal Gardens

**Guide Price £90,000**

[www.michaelpoole.co.uk](http://www.michaelpoole.co.uk)

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\*\*\* For Sale By Auction \*\*\* Option 2 \*\*\*  
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Michael Poole Estate Agents welcome to the market this stunning move in ready one bedroom ground floor apartment situated in the exclusive Wilton Castle Development in a lovely, gated courtyard. High interest anticipated; early viewing is advised.

#### **GROUND FLOOR**

**HALL** - With traditional style entrance door opening to a generous hall with radiator, grey oak laminate flooring and doors leading to all rooms.

**LIVING ROOM/KITCHEN** - 5.08m (16'8") x 5.7m (18'8") reducing to 3.48m (11'5")

A stunning L' shaped room with tasteful décor, grey oak laminate flooring flowing through from the hall and a solid wood fitted kitchen with contrasting worktops and upstands, integrated electric oven and gas hob with stainless steel splashback and extractor hood, washing machine, slimline dishwasher and a cupboard houses the Ideal Logic combi boiler. A lovely open plan room with twin characterful windows

overlooking the courtyard and downlighters throughout the entire space.

**BEDROOM** - 4.27m x 2.82m (14' x 9'3")

A nicely presented room with oak laminate flooring, window overlooking the communal gardens and door to the Jack & Jill Bathroom.

**JACK & JILL BATHROOM** - 3.05m x 1.83m (10' x 6')

A tasteful Jack & Jill Bathroom with a recently fitted modern white suite with over bath thermostatic shower, extractor fan, part tiled walls, chrome downlighters, lovely, tiled flooring, chrome ladder radiator and doors to the bedroom and hall.

#### **EXTERNALLY**

**PARKING & GARDENS** - The property benefits from allocated parking and there are fantastic communal gardens including tennis courts and an enclosed gated courtyard.

**AUCTION HOUSE DISCLAIMER** - None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be

**TO VIEW:** Tel: 01642 285041  
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guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

**DISCLAIMER** - Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2,000 +vat (total £2,400) Auction Administration Fee.

**TENURE - LEASEHOLD** - The current ground rent is £103 paid every 6 months.

The current annual service charge is £1500 (includes water rates, building insurance, painting of windows and door, window cleaning service).

There are 130 years remaining on the leasehold.

There is an option to purchase a share in the freehold for £2,000 which in effect means you do not pay any further ground rent and opens up the option to extend the leasehold.

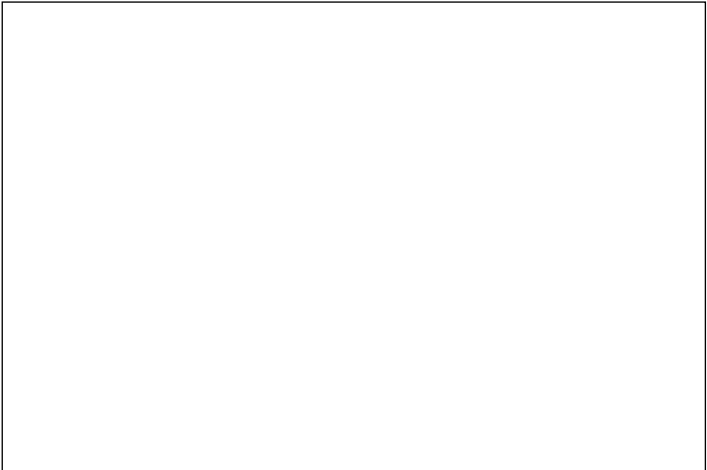
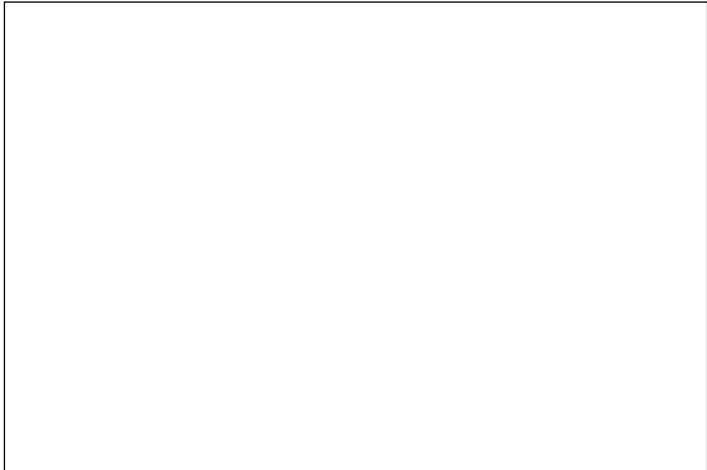
**AGENTS REF:** - CF/LS/RED210730/15112021

**Council Tax Band:** D      **Tenure:** Leasehold

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Tel: **01642 285041**



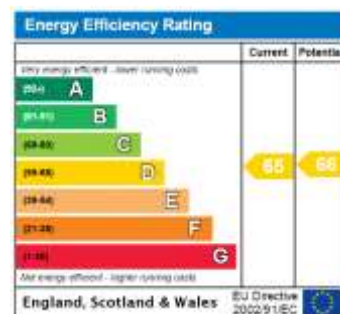


# GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 guidance 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 operation or efficiency can be given.  
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The information provided about this property does not constitute or form part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure and lease information, fixtures and fittings and, where the property has been recently constructed, extended or converted, that planning/building regulation consents are in place. All dimensions are approximate and quoted for guidance only, as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose. We offer our clients an optional conveyancing service, through panel conveyancing firms, via MWU and we receive on average a referral fee of one hundred and thirty pounds, only on completion of the sale. If you do use this service, the referral fee is included within the amount that you will be quoted by our suppliers. All quotes will also provide details of referral fees payable.



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