



## Petworth Court , Bath Road, RG1 6PH

### Two Bedroom Split Level Apartment Available With No Onward Chain Complications

Ideal for first-time buyers and investors alike, this split-level apartment offers two double bedrooms and is available with no onward chain.

The property would benefit from some cosmetic updating, providing an excellent opportunity for buyers to modernise and personalise to their own taste.

The accommodation includes a kitchen/breakfast room, a spacious living room with access to a private balcony offering far-reaching views, a separate bathroom and cloakroom, and two well-proportioned double bedrooms.

Further benefits include residents' parking, a garage in a block, and a long lease.

Offering excellent potential and well-balanced accommodation, this property is not to be missed. Contact us today to arrange a viewing.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including 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 including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

#### KEY FEATURES



- No Onward chain
- Two Double Bedrooms
- 2nd Floor Split Level Apartment
- Needs Cosmetic Attention
- Fixed Timescales For Exchange And Completion
- The Modern Method Of Auction
- Buyers Fees Apply
- For Sale by Modern Auction – T & C's Apply
- Subject To Reserve Price



#### Reading

0118 4022 300 | [reading@winkworth.co.uk](mailto:reading@winkworth.co.uk)

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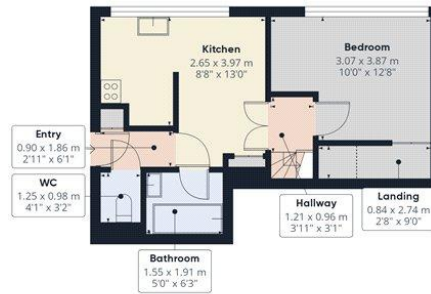






## MATERIAL INFO

**Tenure:** Leasehold  
**Term:** 934 years  
**Service Charge:** £1900 per annum  
**Ground Rent:** £ Peppercorn  
**Council Tax Band:** B  
**EPC rating:** D



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

65.2 m<sup>2</sup>  
701 ft<sup>2</sup>

## Balconies and terraces

3.3 m<sup>2</sup>  
36 ft<sup>2</sup>

## Reduced headroom

0.7 m<sup>2</sup>  
8 ft<sup>2</sup>

(1) Excluding balconies and terraces

## Reduced headroom

Below 1.5 m/5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	74 C
39-54	E		
21-38	F		
1-20	G		

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## Reading

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