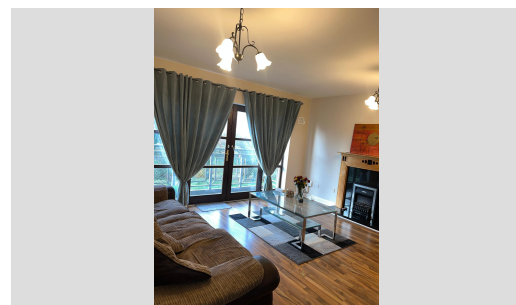
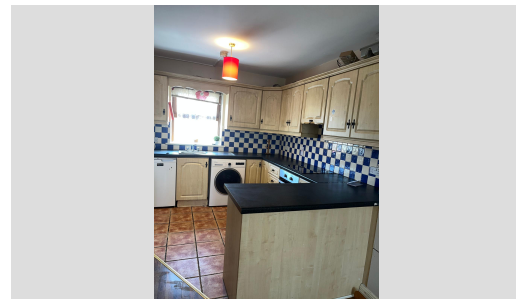
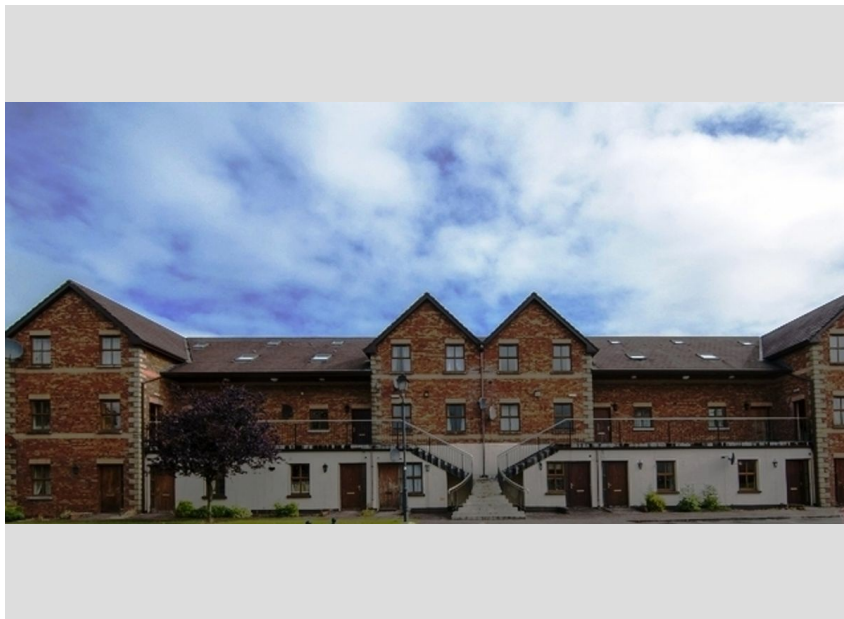


**Chazey Properties limited**  
**Clonflower**  
**Lanesborough**  
**Longford**  
**N39 EP94**  
**t: 043 332 7951**  
**email: [info@chazeyproperties.ie](mailto:info@chazeyproperties.ie)**

## **11 Auburn Lodge, Prospect Wood, Longford**

**Starting Bid: €100,000.00**



For sale by Chazey Properties via the [iamsold](https://www.iamsold.ie) Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit [iamsold.ie](https://www.iamsold.ie). Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

A 2-bedroom first floor apartment offered in good condition within walking distance to Longford town.

Consisting of a kitchen / sitting room with electric fire, w.c, main bathroom and two generous sized double bedrooms (master ensuite). Storage heaters throughout.

The accommodation as follows:

Kitchen / Sitting Room - with front aspect window. Tiled kitchen with ample work space. Integrated hob and oven. Space for fridge and plumbing for washing machine. Patio area to the rear end of the property.

Bedroom 1 - Timber flooring. Fitted wardrobe with electric storage heaters. En suite.

Bedroom 2 - Double bedroom with timber flooring, fitted wardrobe and electric storage heaters.

The property is situated in a very popular residential development with Prospect Woods within walking distance to Longford town offering major shops, businesses and schools with a mainline rail and bus station.

Property is been sold with vacant possession and early viewing is highly recommended.

Highlights and Additional Info:

Furnished

Walking distance to Longford Town

Double glazed windows

Close to all amenities

BER D1 / BER No: 1105766265

Energy Performance Indicator: 234.03 kWh/m<sup>2</sup>/yr

Floor Area 67.0 (m<sup>2</sup>)

To access the legal pack, please copy and paste the link below

<http://www.iamsold.ie/properties/e3d045e1bfc44dfa8b3ffaf2e84ca14f/auction-pack>

TO VIEW OR MAKE A BID Contact Chazey Properties or iamsold, [www.iamsold.ie](http://www.iamsold.ie)

## Auctioneer's Comments

This property is offered for sale by unconditional auction. The successful bidder is required to pay a 10% deposit and contracts are signed immediately on acceptance of a bid. Please note this property is subject to an undisclosed reserve price. Terms and conditions apply to this sale.

## Disclaimer

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.