

2 bed apartment to buy in NG15

Sherwood Street, Hucknall, Nottingham, Nottinghamshire, NG15 7SE

£60,000 Starting Bid

x 2 x 1 x 1

Tenure

Leasehold

Allocated parking

Property features

- Being Sold via Secure Sale online bidding. Terms & Conditions apply
- Immediate 'exchange of contracts' available
- Second Floor Flat
- Two Bedrooms
- EPC Rating C

Key Information

- Council Tax: Band A
- EPC Rating: C
- Heating supply: Gas
- Electric supply: National Grid
- Water supply: Direct mains water
- Broadband: FTTC (fibre to the cabinet)
- Mobile signal: Good

Arrange a viewing

Joe Nicholson
Branch Manager
Midlands Auction

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- Flexible viewing slots
- Accompanied viewings

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

Offered for sale is this two bedroom second floor flat having double glazing and gas central heating. The accommodation briefly comprises of communal entrance hall which has telephone entry system from the main door. On the second floor there is access to the flat which has an entrance porch, entrance hall, lounge, kitchen, two bedrooms and bathroom. The property also benefits from an allocated car parking space. The property is ideal as an investment, first time buy or for the purchaser looking to downsize. Viewing is strongly recommended and is sold with vacant possession. ** Council Tax Band A **

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.

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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.

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 6% inc VAT (subject to a minimum of 7,200 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.

Council Tax Band: A

Tenure: Leasehold

Length of Lease: 128

Annual Ground Rent Amount: £99.00

Annual Service Charge Amount: £1,555.00

Price: Starting Bid £60,000

Property Type: Apartment

Parking: Allocated

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

Communal Entrance

Communal entrance with telephone entry system. Staircase leads to the second floor flat.

Entrance Porch

Door leads to the entrance hall.

Entrance Hall

Access to the lounge, kitchen, two bedrooms, bathroom and storage cupboard, central heating radiator.

Lounge

4.50m x 3.40m (14'9" x 11'1")

Two double glazed windows and two central heating radiators.

Kitchen

2.67m x 2.64m (8'9" x 8'7")

Double glazed window, stainless steel sink unit with mixer taps and side drainer inset into roll edge work surfaces, a range of base and wall units, built in oven, hob and extractor hood. Space for fridge/freezer, plumbing for automatic washing machine, plumbing for dishwasher

Bedroom One

3.43m x 2.67m (11'3" x 8'9")

Double glazed window and central heating radiator.

Bedroom Two

2.79m x 2.36m (9'1" x 7'8")

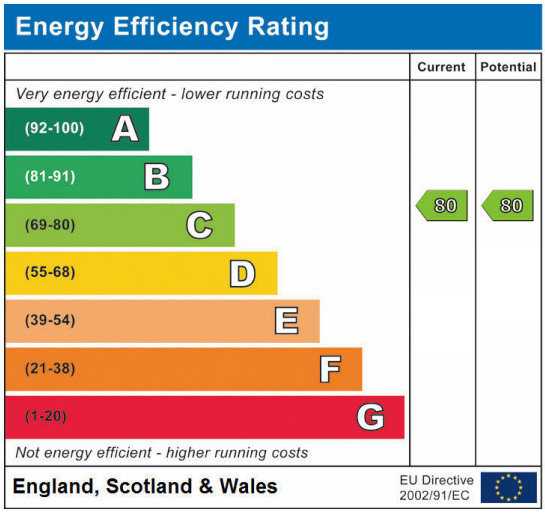
Double glazed window and central heating radiator.

Bathroom

White three piece suite comprising of panelled bath with shower over, pedestal wash hand basin and low flush wc. Tiled splash back areas. Central heating radiator.

Allocated Car Parking





Sherwood Street, Hucknall, Nottingham, Nottinghamshire, NG15 7SE

Contact your local branch today for more information on this property:

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