

**Auction**

2 bed apartment to buy in NN1

Oakley Street, Northampton,
Northamptonshire, NN1 3EP

£90,000

 Starting Bid

 x 2  x 1  x 1

Tenure

Share Of Freehold

Property features

- ✓ Sold Via Secure Sale
- ✓ Immediate Exchange of Contracts
- ✓ Close to Town Centre & Train
- ✓ Ground Floor Flat
- ✓ 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 and conditions apply.

A two bedroom ground floor flat situated in this former terraced house .. The house is situated within close proximity town centre in the NN1 district with local amenities close by. Accommodation offers an open plan living and dining/kitchen area, inner hallway serving two bedrooms and a bathroom. Outside is a courtyard garden shared with the first floor flat, 2A. EPC Rating: D. 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. 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.

Council Tax Band: A

Tenure: Share Of Freehold

Price: Starting Bid £90,000

Property Type: Apartment

Parking: None

Construction materials: Brick and block

Roofing type: Slate 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

ENTRANCE

Enter via front door on corner aspect.

LOUNGE

3.48m x 4.30m (11'5" x 14'1")

Two double glazed window to side elevation. Double glazed window to front elevation. Radiator.

KITCHEN/DINING AREA

3.48m x 4.30m (11'5" x 14'1")

Wall mounted and base level units. Stainless steel sink and drainer. Built in hob, oven and extractor hood.

INNER HALL

Wall mounted gas fired boiler. Doors to:

BEDROOM ONE

2.55m x 2.90m (8'4" x 9'6")

Double glazed window to side elevation. Radiator.

BEDROOM TWO

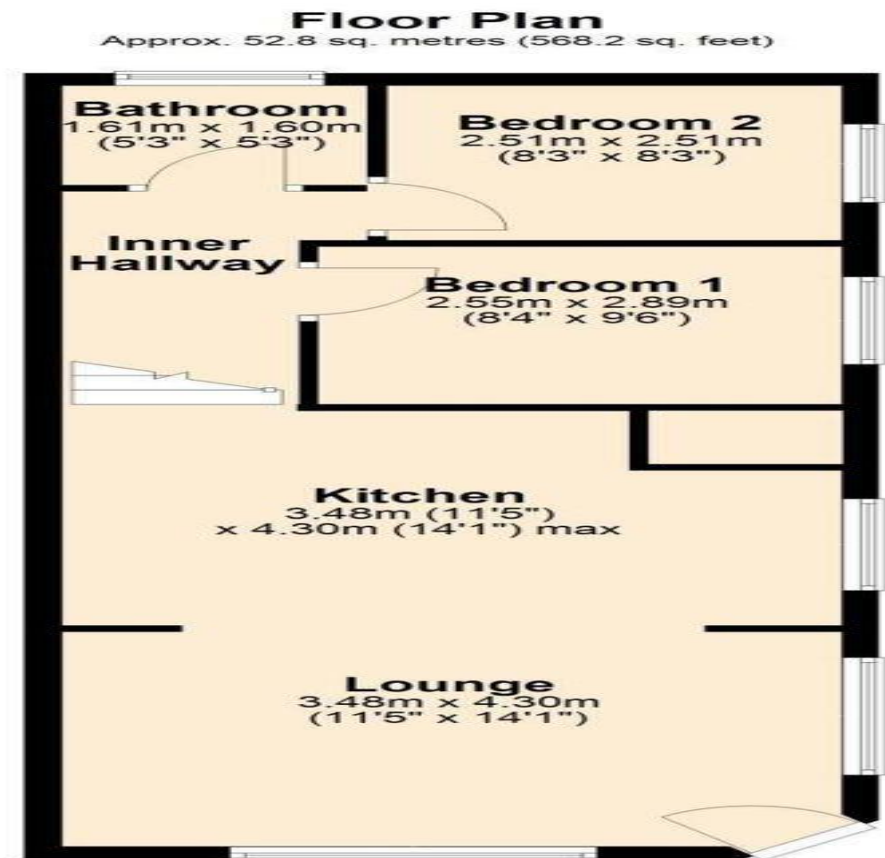
2.51m x 2.51m (8'2" x 8'2")

Double glazed window to side elevation. Radiator.

BATHROOM

1.61m x 1.60m (5'3" x 5'2")

Obscure double glazed window to rear elevation. Panel bath. Wash hand basin. Low level WC. Extractor fan.



Total area: approx. 52.8 sq. metres (568.2 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Oakley Street, Northampton, Northamptonshire, NN1 3EP

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

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