



Flat 5, 71 Ranelagh Road, Felixstowe, Suffolk, IP11 7HY
£80,000 LEASEHOLD- BEING SOLD AT AUCTION

**DIAMOND
MILLS**
Established 1908

A town centre leasehold one bedroom flat on the second floor. The accommodation includes a hall, living room, double bedroom and shower room.

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £80,000

COMMUNAL ENTRANCE

With stairs to second floor.

ENTRANCE HALL

With storage recess.

LIVING ROOM (E&S)

17' 9" x 12' (5.41m x 3.66m) A light living room with windows to the East and South. At one end of the room is a pretty little cast iron fireplace and at the other end of the is the Kitchenette. Radiator. Within the kitchenette is a range of wall and base units and a stainless steel sink unit. There is a Neff hob and oven together with plumbing for a washing machine. Extractor fan.

BEDROOM (E)

11' 9" x 11' 9" (3.58m x 3.58m) A double bedroom with a radiator in it.

SHOWER ROOM

6' 9" x 5' 6" (2.06m x 1.68m) Fitted with a three piece suite comprising shower, vanity unit with inset wash basin and low level WC. There is a towel rail/radiator in this room and a cupboard housing the gas fired boiler.

LEASE

99 years from 19th December 1990

SERVICE CHARGE

£1505.00 pa

GROUND RENT

£100.00 pa

ENERGY PERFORMANCE CERTIFICATE

The current EPC rating is D(66) with a potential of C(78) which is valid until 31st August 2024

FOR SALE BY MODERN METHOD OF AUCTION

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.

Please note, any viewings or offers that take place from this moment must be placed through the auction T&Cs as per the Sellers agreement.

COUNCIL TAX BAND

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AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents -
DIAMOND MILLS & CO. (01394) 282281.

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Total Area: 40.6 m² ... 437 ft²