



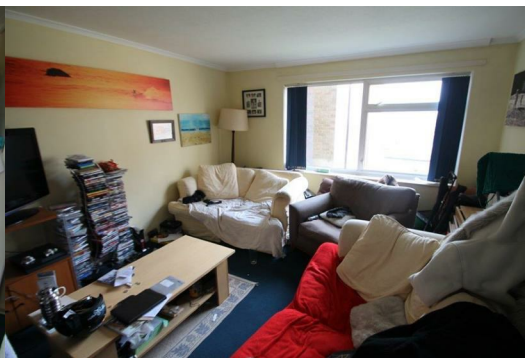
Flat 14, Elm Court Elm Grove Road

Salisbury, SP1 1JN

Guide price £100,000



PLEASE SEE NOTES REGARDING AUCTION PROCESS First floor, two double bedroom apartment with far-reaching views over the city. The property has double glazing, modern electric heating, and refitted kitchen and bathroom. The building is located within an easy walk of the city centre with a good amount of on-street residents parking. Flat 14 Elm Court will make an ideal investment.



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.

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.

Directions

Follow Milford Street into Milford Hill turning immediately left into Rampart Road bearing right into Kelsey Hill. Turn right into Elm Grove Road where Elm Court can be found on the right hand side.

Double Glazed Front Door to:

Communal Hallway

Stairs to upper floors. Doors to communal gardens and bin stores.

Entrance Hallway

Doors to:

Living Room 12'4" x 13'9" (3.78m x 4.21m)

Double glazed picture window to front aspect with views over the city. Electric night storage heaters. Squared arch to:

Kitchen 12'8" x 14'0" (3.88 x 4.28)

Double glazed window to front aspect with views over the city. Matching wall and base units with work surface over. Inset stainless steel sink unit with mixer tap over. Plumbing and space for washing machine and dishwasher. Cooker space.

Bedroom One 9'7" x 11'9" (2.94 x 3.6)

Double glazed window to rear aspect. Electric night storage heater.

Bedroom Two 11'2" x 9'3" (3.42 x 2.84)

Two double glazed windows to rear aspect. Electric night storage heaters

Bathroom

Recently refitted grey suite comprising low level WC, pedestal basin, panelled bath with electric shower over. Tiled splashbacks. Electric heated towel rail. Full height airing cupboard.

Lease Information

Lease expires 24/06/2097 (73 years remaining)

Ground Rent £100 p.a.

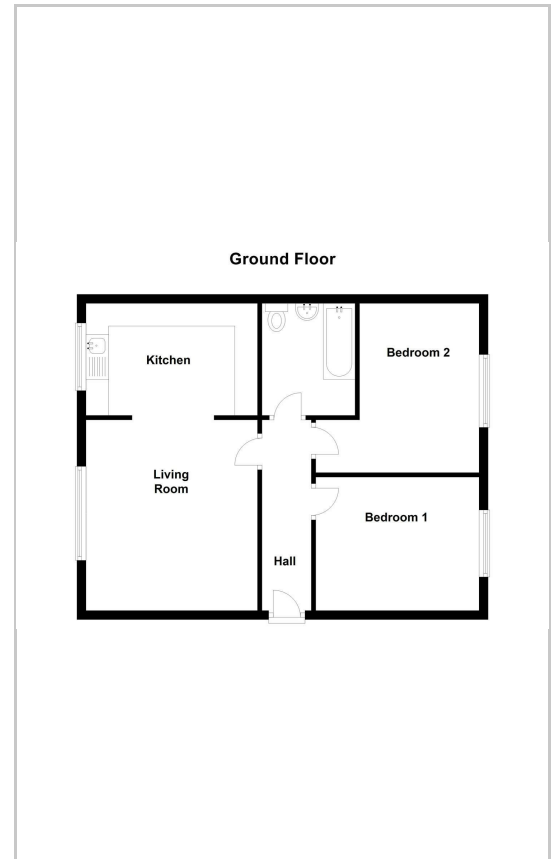
Service charge £411 paid 6 monthly

Insurance £328 p.a.

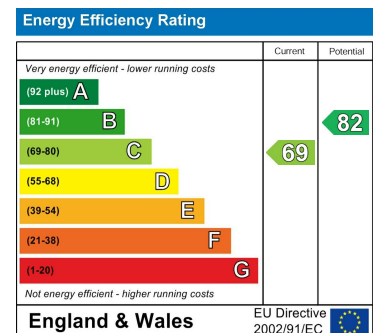
Area Map



Floor Plans



Energy Efficiency Graph



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