



Flat 4, 21 Albemarle Crescent

Town Centre, Scarborough, YO11 1XX

Auction Guide £65,000



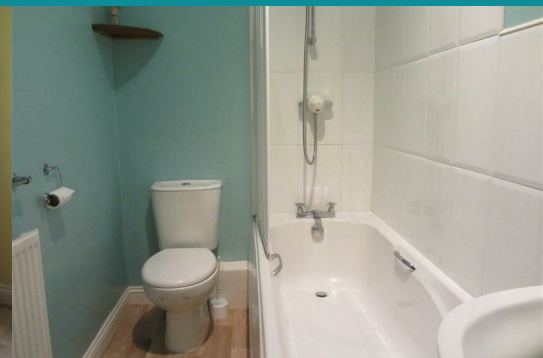
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

INVESTMENT OPPORTUNITY - The property is occupied by a sitting tenant

This two bedroom second floor flat is situated in the Town Centre and is close to all local amenities and the Railway station. The property has gas central heating and comprises a lounge, kitchen, two bedrooms and a bathroom. The property is leasehold with 964 years remaining

Currently let to a long-term tenant with an income of £5100.00pa.

EPC Rating D. Council Tax Band A.



FLAT DOOR

ENTRANCE HALL

With built in storage to alcoves, door entry phone system and a radiator

LOUNGE

With a radiator, T.V point, telephone point and two windows overlooking the front and side

KITCHEN

With a range of wall and base units, gas hob, electric oven, extractor hood, tiled splashbacks, stainless steel sink, fridge/freezer, plumbing for automatic washing machine and a window overlooking the Crescent

BEDROOM ONE

With a radiator, telephone point and a window overlooking the side

BEDROOM TWO

With a radiator and a window overlooking the side

BATHROOM

With a white three piece suite having a shower over the bath, mixer tap, thermostatic shower, vanity unit, shower screen, tiled splashbacks, radiator and laminate floor

DIRECTIONS

WHAT3WORDS ///newly.wisely.hook

UTILITY INFORMATION

COUNCIL TAX: Band A- Scarborough Borough Council

WATER CHARGES: The property is on a water meter

GAS AND ELECTRIC: Mains Supply

AUCTIONEERS COMMENTS

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.

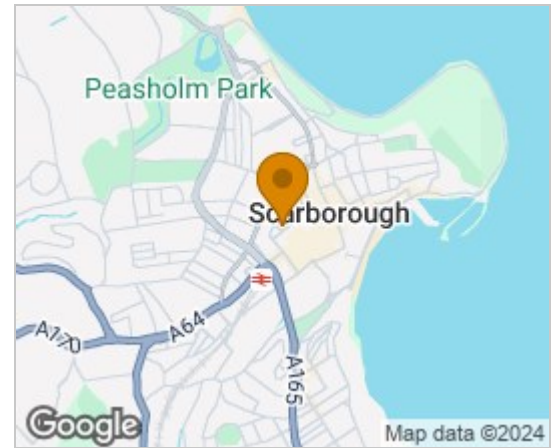
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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.

Area Map



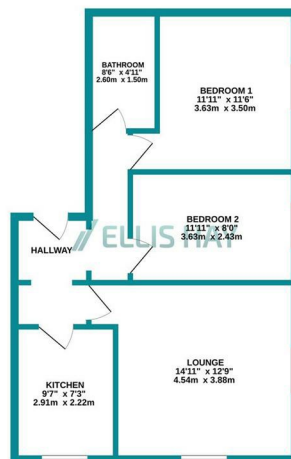
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Council Tax Band: A

Tenure: Leasehold

573 sq. ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA: 573 sq. ft. (53.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and are intended to be used for general reference only. The plan is for illustrative purposes only and should not be used for any other purpose. The actual, square and approximate floor area will be based on the plan and the actual measurements of the property.

Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that {all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any Intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property