



Flat 2, Albion House, 2 Albion Road

Guide Price £90,000



Flat 2

Albion House, Broadstairs

Discover a FANTASTIC DEVELOPMENT PROJECT with this property, currently presented as a shell awaiting a complete refurbishment. Featuring a versatile one-bedroom layout that can be effortlessly reconfigured into a two-bedroom, this property offers the perfect canvas for your dream home. Located in a central area, it boasts the convenience of off-road parking, ensuring that you can easily come and go as you please. Please note that this property is listed for sale by Modern Auction T&C's Apply, with offers being subject to a Reserve Price and Buyers Fees Apply. Don't miss this exceptional opportunity to create a bespoke living space tailored to your unique vision.

Auctioneer Comments: This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.



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Albion House, Broadstairs

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Entrance
11' 7" x 9' 3" (3.52m x 2.82m)

Lounge
17' 7" x 12' 4" (5.36m x 3.76m)

Kitchen
12' 0" x 3' 8" (3.67m x 1.11m)

Bedroom
9' 2" x 6' 4" (2.80m x 1.94m)

Bathroom
7' 1" x 6' 6" (2.16m x 1.99m)





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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure