

FOR SALE



Arundel House, Arundel Street
Starting Bid £63,000


MARTIN&CO

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Starting Bid £63,000

- Sold by Modern Auction(T&Cs apply)
- Subject to Reserve Price
- Buyer Fees Apply
- Modern Method of Auction
- 10% deposit payable

This spacious two-bedroom apartment presents a superb investment opportunity, situated in a prime residential location and currently generating an annual rental income of £11,400, delivering an impressive 18.10% return based on the guide price. Sold by modern auction.

PROPERTY DESCRIPTION Full Description

Tenure: Leasehold – 95 years remaining

Fantastic Investment Opportunity – High Rental Yield

This spacious two-bedroom apartment presents a superb investment opportunity, situated in a prime residential location and currently generating an annual rental income of £11,400, delivering an impressive 18.10% return based on the guide price.

Located on the second floor, the property offers well-proportioned living space and briefly comprises:

Entrance Hall

Open-Plan Kitchen/Living/Dining Area (20'8" x 9'10") – A bright and versatile space

Bedroom 1 (13'1" x 8'6") – A generous double room

Bedroom 2 (13'1" x 6'7") – Ideal as a second bedroom or home office

Bathroom (7'3" x 5'7")



Prime Location & Excellent Connectivity

The property is centrally located, offering easy access to local amenities, shops, restaurants, and excellent transport links.

Additional Information:

Flood Risk: Very low (surface water)

Mobile Coverage: O2, EE, Three, and Vodafone

Construction: System-built, as originally constructed, no insulation

Broadband: Standard and ultrafast broadband available

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 is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

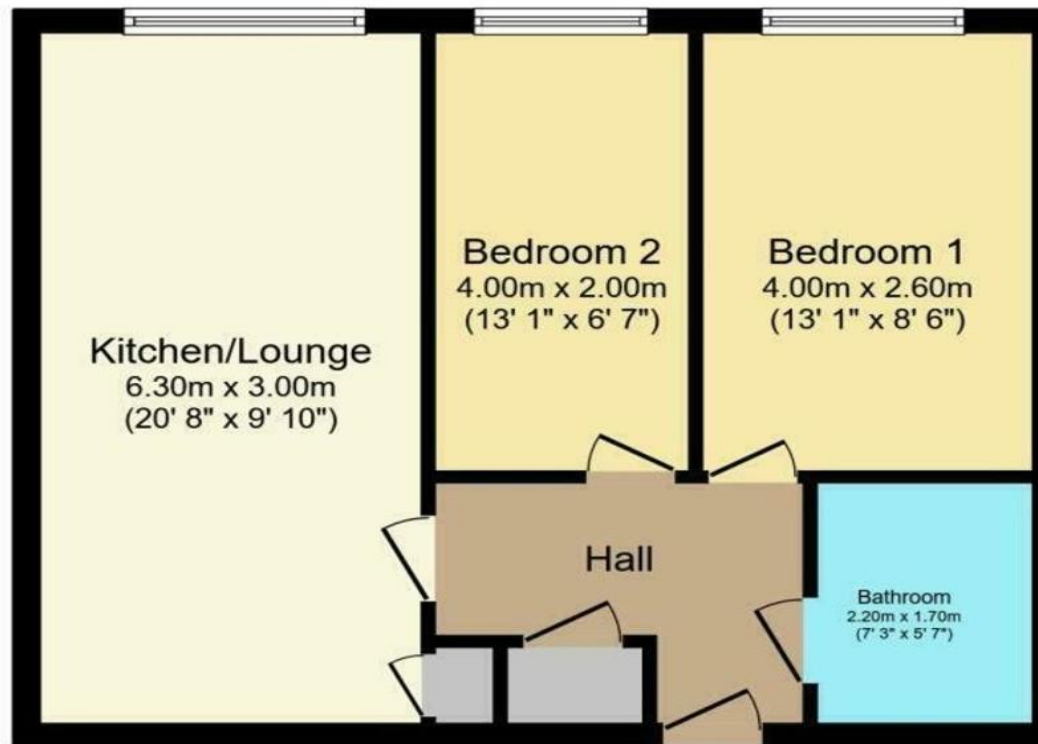
The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase 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 £960 inc. VAT. These services are optional.

HMRC COMPLIANCE All sellers and buyers will be required to complete online identity checks provided by MoveButler. The cost of these checks is £60 inc. VAT per person which is paid in advance, directly to MoveButler. This charge verifies your identity in line with our obligations as agreed with HMRC.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.