


The Property



## Description

Investment Opportunity in Stratford-upon-Avon: 6 Individual Apartments with parking and gardens.

Offered for sale by auction are 6 well-presented flats, all with vacant possession. Freehold included.

The Portfolio:

2 x Two-bedroom flats (1 with private garden)  
4 x One-bedroom flats (2 with private gardens)  
6 x Parking Spaces immediately in front of the properties  
1 x Bin Store/Cycle Park/Laundry Area

Each flat benefits from a dedicated parking space, adding further value.

Prime Location: Conveniently situated within walking distance of Stratford-upon-Avon town centre, offering a vibrant mix of shops, restaurants, and historical landmarks.

Close proximity to the Maybird retail park, providing easy access to major retailers and amenities.

Vacant possession allows for immediate rental income or owner-occupation.

Well-maintained flats requiring minimal work, minimizing upfront costs.

Viewing: Viewings are available daily by prior appointment.

Starting Bid: £700,000

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'.



- Investment Opportunity
- For Sale By Auction
- 6 x Individual Apartments
- 6 Parking Spaces
- Freehold Included
- Gardens
- Vacant Possession
- Viewings Welcome by Appointment

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.

**Disclaimer:** These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## CONTACT US

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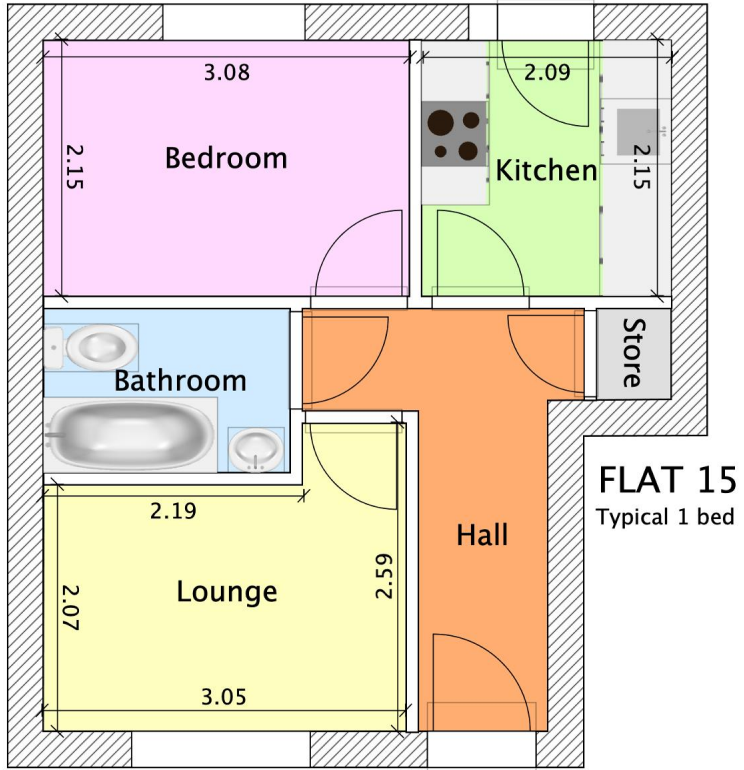
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**FLAT 12**  
Typical 2 bed

Indicative floor plans for illustration purposes only



**FLAT 15**  
Typical 1 bed

Indicative floor plans for illustration purposes only