



- No Onward Chain
- 1 Bedroom Accommodation
- Gas C/Heating & D/Glazing
- Energy Rating C
- Purpose Built Upper Floor Flat
- Being sold via 'Secure Sale'
- Well Presented Interior
- Hugely Convenient Central Position Literally Yards from Shops & Buses
- New Carpets, Decor & Some Windows
- Lift & 1 Flight of Stairs to this Floor

Flat 12, Star House 3 Star Street, Ryde, PO33 2HX

**£95,000**

## Being sold via 'Secure Sale'

A well presented purpose built flat situated in the most convenient of central positions. Built circa 2006, this flat is sat on the top floor of the building accessed via a lift then just a single flight of stairs. This lofty position encourages lots of natural light in to the rooms whilst enjoying an almost birds-eye view of the bustling town below. The interior is now very well presented having been freshly redecorated and having new carpets laid in the bedroom and living room. Other brand new additions include d/glazed windows to the bedroom and lounge. All windows are double glazed and gas central heating ensures this 'energy C' rated flat is nice and warm when needed. The position epitomises convenience as stepping out of the secure main entrance at street level you will be literally 25 yards from the nearest shop. The cinema is just across the street and if you walk around the corner you will be at the bingo hall. Buses are equally close to hand as is the library, so if you are looking for a lifestyle where all services, retail and entertainment are on your doorstep then this smart modern flat is a remarkably obvious choice.



# Accommodation

Communal Entrance

Second Floor Landing

Entrance Hall

Lounge

14'2 max x 8'1 max (4.32m max x 2.46m max)

Kitchen

8'11 max x 6'1 max (2.72m max x 1.85m max)

Inner Hall

Bedroom

14'3 x 6'7 (4.34m x 2.01m)

Shower Room

10'4 x 4'7 (3.15m x 1.40m)

Communal Facilities

Lift to upper floors. Lockable post boxes. Dustbin storage area.

Tenure

Leasehold. 125 years from 2006. 107 years remaining.

Service charge £800 per annum.

No Pets. No holiday letting. Residential letting permitted.

Council tax

Band A

Services

Unconfirmed gas, electric, water and drainage.

Agents Note

Our particulars are designed to give a fair description of the property, but if there is any point of special importance to you we will be pleased to check the information for you. None of the appliances or services have been tested, should you require to have tests carried out, we will be happy to arrange this for you. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired in or not), gas fires or light fittings, or any other fixtures not expressly included, are part of the property offered for sale.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.  
These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 £7,200 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.

TOP FLOOR  
368 sq.ft. (34.2 sq.m.) approx.



TOTAL FLOOR AREA : 368 sq.ft. (34.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   | 74                      | 75        |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

**Referral Fees-** With a view to offer a smooth and comprehensive service we may at times recommend various associated services and companies. These include financial advisors and surveyors. You, the consumer are never under any obligation to use any of these services if you have preferences elsewhere. For these services we may receive referral fees from the service provider. Should you take up any of our surveyor referrals we may receive a fee as follows; from Tomblesons Surveyor's £15 voucher, Daniells Harrison Surveyors £50, Connells Surveyors £100.

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PROTECTED

The Property Ombudsman

Viewing:

Date .....

Time .....