



Laurel Gardens, Hartlepool TS25 4NZ

welcome to

Laurel Gardens, Hartlepool

100% ownership, Laurel Gardens has been specially designed for over 55's with various facilities on the ground floor including a resident's lounge, communal areas, hair salon, bistro and laundry room. The development and apartments have been cleverly designed for a variety of needs.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Two storage cupboards, intercom system, under floor heating.

Lounge/ Kitchen/ Dining

21' 3" Max x 10' 9" (6.48m Max x 3.28m)

French doors to Juliet balcony, kitchen area with wall and base units with complimentary working surfaces, sink/drain unit, built in oven. hob and extractor hood, dining area, window to side, under floor heating.

Bedroom 1

11' 6" x 11' 3" (3.51m x 3.43m)

Window to side, under floor heating.

Bedroom 2

9' 2" x 11' 3" (2.79m x 3.43m)

Window to side, under floor heating.

Wetroom

Mains supply electric shower, low level low flush wc, pedestal wash hand basin with splashback tiling.

Communal Rear Garden

Residents Car Park To Rear





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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- NO ONWARD CHAIN
- EMERGENCY PULL CORD ASSISTANCE

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 4441.85

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£20,000



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). Powered by www.focalagent.com

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Property Ref:
HAR118566 - 0011

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