



High Road, Eastcote, HA5 2EN

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £180,000 - This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

A spacious and light-filled two bedroom apartment set in this ultra-convenient location. This property briefly comprises a through lounge/dining room, fitted kitchen and bathroom suite. The property benefits from a garage, electric heating and double glazing. Black Horse Parade is set close to Eastcote High Street which offers a variety of shops, eateries and supermarkets. Transport facilities include local bus links and the Metropolitan and Piccadilly Lines at Eastcote tube station, which both provide a fast and frequent service into the heart of Central London and beyond. There are many highly regarded schools close by such as Coteford Infants, Coteford Primary and Haydon/Bishop Ramsey Secondary Schools.



AUCTIONEERS COMMENTS

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'. 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.

ENTRANCE PORCH

Front aspect double glazed frosted door, door to:

LIVING/DINING ROOM

Front aspect double glazed window, laminate effect flooring, electric storage heater, leading to:

KITCHEN

Front aspect double glazed window, tiled flooring, part tiled walls, a range of base and eye level units, one and a half stainless steel sink with drainer, integrated oven with four electric hob rings and extractor hood, space for appliances.

HALLWAY

Storage cupboard, doors to:

BEDROOM ONE

Rear aspect double glazed window, built in wardrobes.

BEDROOM TWO

Rear aspect windows, laminate effect flooring, electric storage heater.

BATHROOM

Tiled flooring, tiled walls, panel enclosed bath with shower attachment and mixer taps, pedestal wash hand basin, low level wc, electric heated towel rail.

LEASE

100 years remaining.

N.B. WE RECOMMEND YOUR SOLICITOR VERIFIES THIS BEFORE EXCHANGE OF CONTRACTS.

OUTGOINGS

Service Charge: January 2025 - £1,366.38 due 6 monthly.

Ground Rent: £175 per annum.

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COUNCIL TAX

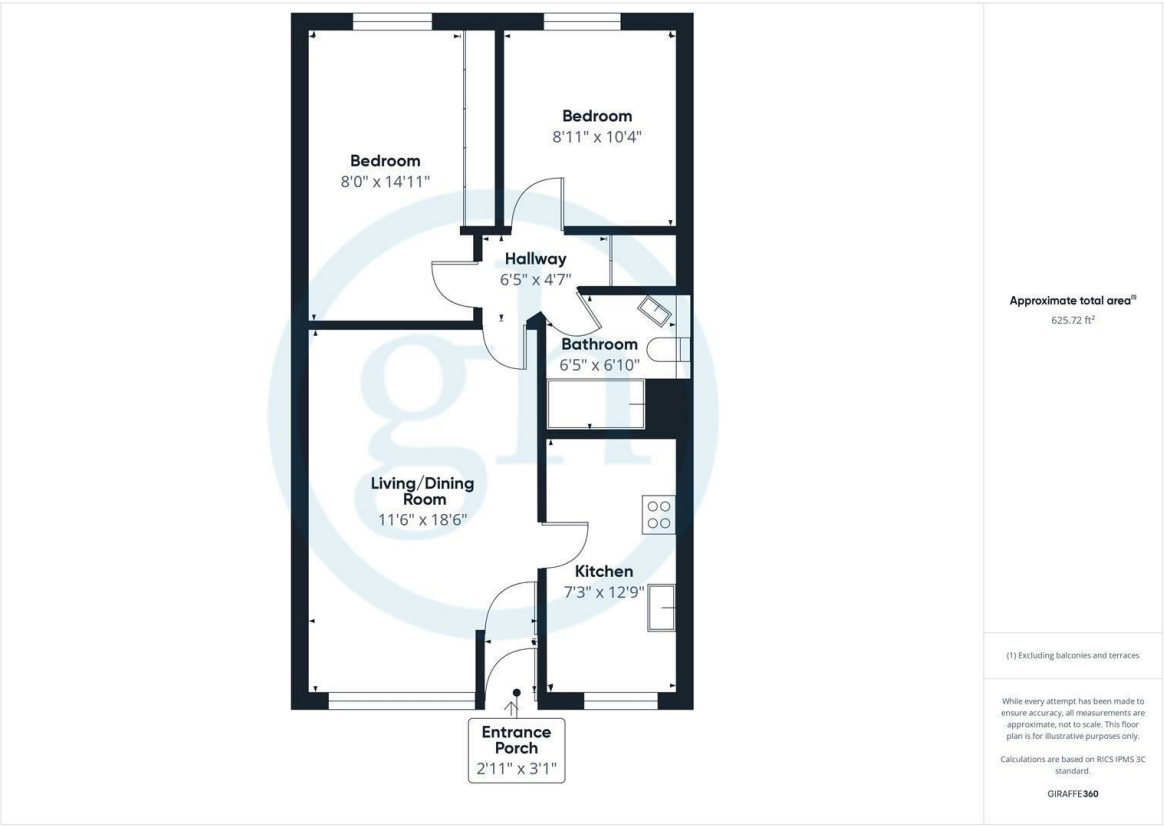
London Borough of Hillingdon - Band C - £1,735.45

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DISTANCE TO STATIONS

Eastcote (0.6 mi) - Metropolitan/Piccadilly

Ruislip Manor (0.8 mi) - Metropolitan/Piccadilly



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

