



**Invergordon House Warrior Gardens, St. Leonards-On-Sea TN37 6EB**



**welcome to**

**Invergordon House Warrior Gardens, St. Leonards-On-Sea**

A two bedroom flat located close to local amenities including the Sea front, train station and local shops. This property offers two bedrooms, a bathroom and an open plan living space to include a kitchen, lounge and dining area. Two large windows to the front of the property allow for ample light to fill the home as well as fabulous sea views. Located near warrior square train station providing easy public transport links to London and surrounding areas.



## 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 £300 inc VAT towards the preparation cost of the pack.

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.

### Lounge/Kitchen

22' 6" max x 16' max ( 6.86m max x 4.88m max )

### Bedroom One

14' 8" x 9' 2" ( 4.47m x 2.79m )

Double glazed window to rear aspect, electric storage heaters

### Bedroom Two

10' 4" x 6' 5" ( 3.15m x 1.96m )

Double glazed window to the rear aspect, electric storage heaters.

### Bathroom

Window to side aspect, bath with a shower attachment above, w.c and wash hand basin.



Total floor area 57.4 m<sup>2</sup> (618 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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## Invergordon House Warrior Gardens, St. Leonards-On-Sea

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- HEART OF ST. LEONARD'S
- TWO BEDROOM FLAT
- OPEN PLAN LIVING SPACE
- CLOSE TO THE BEACH
- EASY PUBLIC TRANSPORT LINKS

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAS121541 - 0004

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