



Jersey Way

Braintree, CM7 2FA

Leasehold -
Share of
Freehold

Auction Guide £105,000



****Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £105,000**** Benefiting from an EXTENDED LEASE & NO GROUND RENT is this two bedroom second floor apartment. Offering a spacious 20' TRIPLE ASPECT lounge/diner with JULIETTE BALCONIES plus allocated parking and situated within walking distance to local amenities & Braintree Station (1.5 miles) & Town Centre - An ideal investment!!



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The accommodation, with approximate room sizes, is as follows:

RECEPTION LOBBY:

Secure entry into communal hallway with rear access door. Stairs to first and second floor (property located on second floor).

ENTRANCE HALL:

Loft access (into large part-boarded loft), airing cupboard, wall-mounted storage heater, carpeted flooring.

LOUNGE / DINER:

20'25 x 11'15 max to 9'08 (6.10m x 3.35m max to 2.95m)

Two Velux windows to front aspect, double glazed window to rear aspect and two double glazed doors to side aspect onto Juliette balconies, two wall-mounted storage heaters, carpeted flooring.

KITCHEN:

9'76 x 5'73 (2.74m x 1.52m)

Double glazed window to rear aspect, matching base and wall units, roll top work surfaces incorporating single bowl sink with central mixer tap and drainer, space for fridge/freezer and washing machine, cooker, electric hob with extractor hood over, carpeted flooring.

BEDROOM ONE:

10'09 x 9'95 (3.28m x 2.74m)

Double glazed window to rear aspect, fitted wardrobes, wall-mounted storage heater, carpeted flooring.

BEDROOM TWO:

9'87 x 8'45 (2.74m x 2.44m)

Double glazed window to front aspect, wall-mounted storage heater, carpeted flooring.

BATHROOM:

Velux window to front aspect, panelled bath, low level WC, pedestal wash hand basin with tiled splash backs, extractor fan, carpeted flooring.

EXTERIOR:

PARKING:

Allocated parking for one vehicle.

AGENTS NOTES:

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.

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.

There is no ground rent payable for this property.

The maintenance and management of the building is self-managed between the six residents. There is therefore no fixed service charge and due to the low maintenance required, the residents keep the overall maintenance at low cost.

Council Tax Band: TBC

For further information regarding this property, please contact Hamilton Piers.

PROVISIONAL DETAILS - AWAITING VENDORS APPROVAL



At Hamilton Piers we aim to ensure our particulars are accurate and reliable. However, they do not constitute any offer or contract, nor are they to be taken as statements or representations of fact. No tests have been carried out by us in respect of services, systems or appliances contained in the specification and no guarantee as to their operating ability or efficiency is given (unless stated otherwise).

All measurements are a guide only and, therefore, can be approximated in some cases. If purchasing, fixtures and fittings, apart from those mentioned in the particulars, are to be agreed with the seller. Some particulars, please note, may also be awaiting the seller's approval. If clarification or further information is required, please contact us.

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