



Trading Places



9 Cowdrey House St. Johns Green , North Shields, NE29 6PH

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £35,000. Auction is due to end on the 6 June 2024 at 12:00 BST.

Trading Places are delighted to bring to the market this spacious two bedroom, maisonette situated in a quiet residential area of St Johns Green with great access to the Royal Quays Shopping Centre. Located close to a metro station providing transport links to the coast and the city centre with nearby local amenities.

Comprising of a secure entry system, a communal entrance hallway to the staircase leading to this property on the third floor. Entering through the front door opens into a hallway with security intercom system and storage cupboard, leading to the kitchen and spacious lounge. The kitchen is fitted with an integrated oven and hob and has space for a washing machine, gas central heating and a double glazed window. Moving into the lounge you are greeted with lots of natural light coming through the Juliette balcony and further double

By Auction £33,000

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- Fantastic Investment Opportunity
- Two Double Bedroom Maisonette
- Fitted Kitchen with Integrated Oven and Hob
- Bright and Airy Living Room
- Three Piece Suite Family Bathroom
- Perfectly Situated for the A19, Tyne Tunnel and Metro Links
- Close to Royal Quays Shopping Outlet
- Immediate 'Exchange of Contracts' Available

Lease Details

Lease: 59 years left

Service charge: £1,428 per annum

Ground rent: £10 per annum

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.

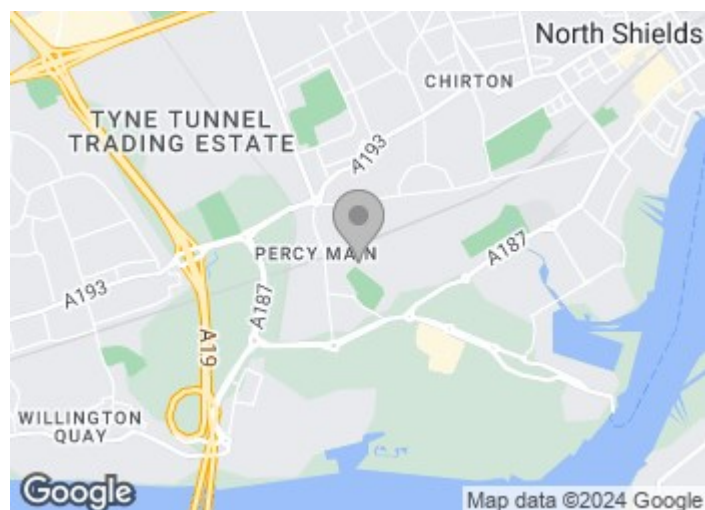
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

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.

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.



Directions



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

