

AUCTION



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £45,000 PLUS RESERVATION FEE *** A spacious two bedroom ground floor apartment located in Waterlily Court on the modern Bishop Cuthbert development in Hartlepool. The apartment is in need of work, yet offers great potential and comes with an internal viewing recommended. An ideal purchase for a first time buyer or possible investment opportunity, with features including gas central heating and uPVC double glazing. Waterlily Apartments benefit from telecom entry with a communal entrance, allocated parking space and visitors parking. The internal layout comprises: entrance vestibule through to the entrance hall and into the open plan lounge and kitchen. The hall also provides access to both bedrooms and the main bathroom, bedroom one benefits from an en-suite shower room. Waterlily Court sides onto Merlin Way and can be accessed via Honeysuckle Close.

Waterlily Court, Hartlepool, TS26 0RR

2 Bed - Apartment

Starting Bid £45,000

EPC Rating: C

Council Tax Band: B

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Waterlily Court, Hartlepool, TS26 0RR



Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

GROUND FLOOR APARTMENT

ENTRANCE VESTIBULE

Accessed via secure entrance door with spyhole, laminate flooring, cloaks cupboard, internal door to the hall.

ENTRANCE HALL

Storage cupboard, uPVC double glazed window, laminate flooring, single radiator.

OPEN PLAN LOUNGE & KITCHEN

21'3 x 10'5 (6.48m x 3.18m)

LOUNGE AREA

Laminate flooring, uPVC double glazed window, single radiator.

KITCHEN AREA

Fitted with a range of units to base and wall level with contrasting work surfaces, incorporating an inset single drainer stainless steel sink unit with mixer tap, built-in electric oven with four ring gas hob above and canopy housing extractor over, tiled splashback, recess for washing machine and dishwasher, space for fridge/freezer, Baxi Duo Tec boiler, laminate flooring, uPVC double glazed window, single radiator.

BEDROOM ONE

16'8 x 10'6 (5.08m x 3.20m)

Laminate flooring, uPVC double glazed window, single radiator.

EN-SUITE SHOWER ROOM/WC

8'1 x 6'7 (into shower) (2.46m x 2.01m (into shower))

Fitted with a three piece suite comprising: double shower cubicle with glass panelled sliding door and overhead shower, pedestal wash hand basin with dual taps, low level WC, tiled splashback, and flooring, extractor fan, single radiator.

BEDROOM TWO

10'3 x 7'4 (3.12m x 2.24m)

Laminate flooring, uPVC double glazed window, single radiator.



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BATHROOM/WC

7'1 x 6'9 (2.16m x 2.06m)

Fitted with a three piece suite comprising: panelled bath with dual taps, pedestal wash hand basin with dual taps, low level WC, tiled splashback and flooring, uPVC double glazed window, extractor fan, single radiator.

EXTERNALLY

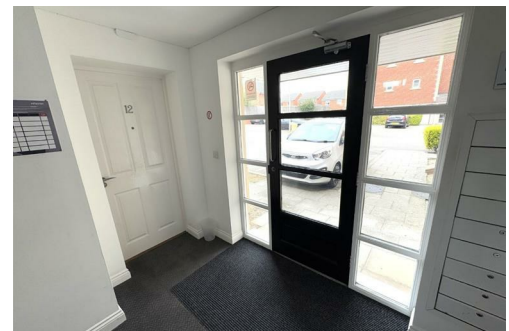
The apartment comes with an allocated parking space, visitors parking and communal gardens.

ACCESS TO APARTMENT

Access from Honeysuckle Close via Bluebell Way.

NB

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying and conveyancing services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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