

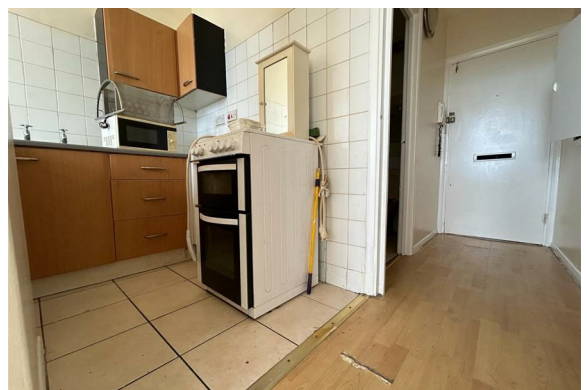


Stanford House, Princess Margaret Road, East Tilbury

Offers Over £70,000



- Immediate 'exchange of contracts' available
- Sold via 'Secure Sale'
- Long lease which has been extended by the current owner
- Lounge/bedroom area
- Kitchen
- Shower room
- Close to local amenities
- 0.4 miles from East Tilbury train station
- A nice size studio apartment
- Ideal first time purchase or investment



**Being Sold via Secure Sale online bidding. Terms & Conditions apply.
Starting Bid £70,000**

Colubrid Estate Agents are thrilled to welcome to the market this studio apartment which represents an ideal first time purchase or investment purchase. Accommodation boasts an entrance hallway, secure intercom entry system, kitchen, lounge/bedroom area and a shower room. The property also benefits from lift access as well as a long lease which has been extended by the current owner. This property is ideally located for local amenities and also within 0.4 miles of East Tilbury train station.

Enter the building via secure intercom entry. Lift service to all floors

Entrance hall gives access to all rooms

Shower room comprises, shower cubicle, wash hand basin and low level wc.

The property has a good size Lounge/bedroom separate kitchen with units and space for appliances

Council Tax Band: A

Local Authority: Thurrock

Length of Lease: 146 years remaining

Ground Rent: tbc

Service Charge: tbc

Disclaimer: Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. All verification of property details should be made by your legal representative for the purchase of the property to ensure that all information including but not limited to; Tenure, lease information, parking facilities, planning permission and building regulations is accurate and correct.

The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only and are not precise.

Floorplans where included may not be to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view



Colubrid.co.uk

Local Life

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.

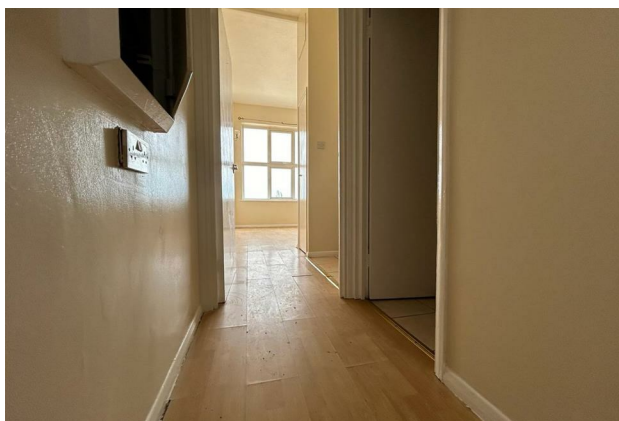
In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

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.



Floor Plan

