



Lowther Drive

Darlington DL1 4LZ

By Auction £50,000





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Lowther Drive

Darlington DL1 4LZ

- Second Floor Apartment
- Council Tax Band B

- Two Bedrooms
- Sold via 'Secure Sale'



- En-Suite Bathroom to Master
- Immediate 'exchange of contracts' available

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £50,000

This property is sold with a sitting tenant currently paying £525 pcm. Rental yield approximately 9%

A two bedroom apartment situated in the Eastbourne area of Darlington, a short walk away from local shops and Darlington Railway Station. Property benefits from newly fitted carpets and heaters

In brief the property comprises: entrance hall, living/dining room, kitchen, bedroom 1, en-suite, bedroom 2 and family bathroom.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Communal Entrance

Stairs to second floor.

Entrance Hall

Electric wall mounted heater and two storage cupboards.

Living/Dining Room

13'11" x 10'9" (4.257 x 3.283)

Living and dining area with double glazed windows, electric wall mounted heater and opening to kitchen area.

Kitchen

10'1" x 6'6" (3.092 x 2.003)

Vinyl flooring, kitchen suite comprising floor, wall and drawer units, contrasting work surfaces, stainless steel sink with mixer tap, electric oven and hob with extractor, part tiled walls, integrated washing machine and double glazed window.

Bedroom One

10'10" x 10'2" (3.313 x 3.102)

Double bedroom situated to the front with double glazed window, electric wall mounted heater and en suite.

En-Suite

Vinyl flooring, low level w/c, wash hand basin, shower cubicle, part tiled walls and heated towel rail.

Bedroom Two

10'2" x 7'2" (3.102 x 2.202)

Situated to the front with double glazed window and electric wall mounted heater.

Bathroom

Vinyl flooring, bathroom suite comprising low level w/c, wash hand basin, panelled bath, part tiled walls and heated towel rail

Externally

Allocated parking space.

Council Tax

Band B.

Tenure

This property is Leasehold

150 year lease from 1/1/2006

Ground Rent: £75.00 - two payments of £37.50 in January and July

Service Charge: £71.10 per month for 10 months

Note

IMPORTANT NOTE TO PURCHASERS: 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.

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 a guide to prospective buyers only, and are not precise. Floor plans where included are not 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. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

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.

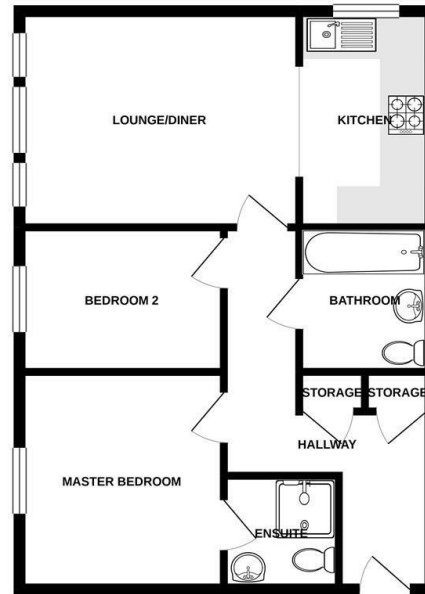
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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

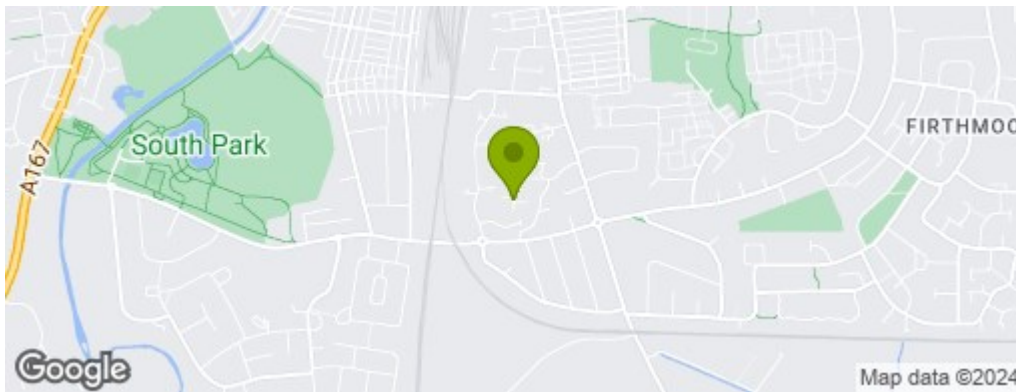
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, ceilings, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The fixtures, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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