



Poplar Place Gosforth

- One bedroom first floor flat
- Double glazed windows
- Gas central heating
- Shared yard
- Located on the gable end of
this popular residential

Auction Guide Price **£ 85,00**

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ROOK
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SAYER

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Poplar Place, Gosforth

For Sale by Auction: Thursday 31st October, Option 1, Terms and Conditions apply.

Located on the gable end of this popular pedestrian residential street is this one bedroom first floor flat which is offered for sale with vacant possession. The property does require refurbishment and modernisation however does benefit from double glazed windows, gas central heating and a shared yard.

Property briefly comprises entrance hall with stairs to first floor landing, living room, bedroom, kitchen and inner hall leading to the bathroom/wc. Externally there is a shared yard to the rear and a townhouse garden to the front.

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd. Tel 01661 831360

Terms and conditions apply see www.agentspropertyauction.com

ENTRANCE HALL

Upvc entrance door and stairs leading to first floor.

LIVING ROOM 15'05 x 9'03 (4.70m x 2.82m)

Double glazed window, radiator and built in cupboard.

BEDROOM ONE 12'05 x 11'07 (3.78m x 3.53m)

Double glazed window and radiator.

KITCHEN 8'01 x 6'05 (2.46m x 1.96m)

Range of wall and floor units with laminate worktop surfaces, sink unit and drainer, gas cooker point and radiator.

INNER HALL

Built in cupboard and central heating boiler.

BATHROOM

Bath, low level wc, wash hand basin, double glazed window and radiator.

PRIMARY SERVICES SUPPLY

Electricity: TBC

Water: TBC

Sewerage: TBC

Heating: TBC

Broadband: TBC

Mobile Signal Coverage Blackspot: TBC

Parking: On Street

MINING

The property is not known to be on a coalfield and not known to be directly impacted by the effect of other mining activity. The North East region is famous for its rich mining heritage and confirmation should be sought from a conveyancer as to its effect on the property, if any.

TENURE

Leasehold. It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs. 999 years from March 2014 (989 years remaining)
Ground Rent: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC
Service Charge: £TBC per (6 months/ annum) - Review Period: TBC - Increase Amount: TBC

COUNCIL TAX BAND: A

EPC RATING: D

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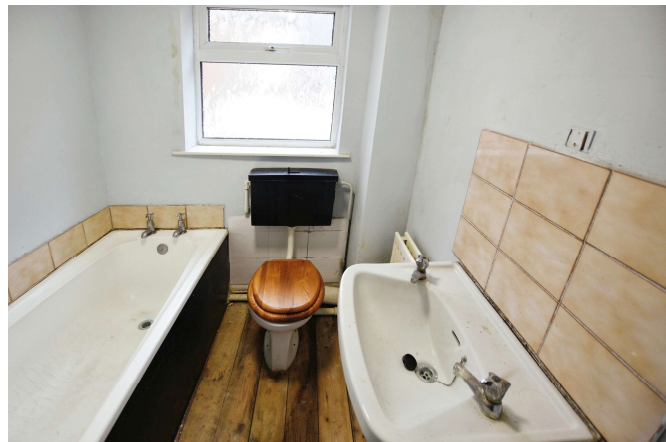
Important Note: Rook Matthews Sayer (RMS) for themselves and for the vendors or lessors of this property, whose agents they are, give notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute part or all of an offer or contract. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck the measurements before committing to any expense. RMS has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyer's interests to check the working condition of any appliances. RMS has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor. No persons in the employment of RMS has any authority to make or give any representation or warranty whatever in relation to this property.

Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

16 Branches across the North-East



Poplar Place, Gosforth



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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