

# South Benwell Road Benwell

- First Floor Flat
- Two Bedrooms
- One Reception Room
- Shared Rear Yard



**Auction Guide Price: £50,000** 



## South Benwell Road

### Benwell

#### SOUTH BENWELL ROAD, BENWELL, NEWCASTLE UPON TYNE NE15 6JL

Offered for sale by auction, with vacant possession, is this first floor flat located in Benwell. The accommodation briefly comprises of entrance with stairs leading to first floor landing, lounge, kitchen, two bedrooms, inner hallway and bathroom. Externally there is a shared yard to the rear. The property benefits from gas central heating and double glazing throughout. Early viewing is recommended. The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

It is understood that the property is leasehold. Should you decide to proceed with the purchase of the property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 983 years remaining as at October 2023

No ground rent or service charge.

Council Tax Band: A EPC Rating: D

For Sale by Auction: Thursday 30th May 2024 - Option 1 - Terms and Conditions apply

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 Terms and conditions apply see website www.agentsporpertyauction.com

#### **Entrance**

Stairs to first floor.

#### **First Floor Landing**

Storage cupboard.

#### Lounge 13' 8" x 20' 0" (4.16m x 6.09m)

Two double glazed windows to the front. Radiator.

#### Kitchen 10' 3" x 7' 6" (3.12m x 2.28m)

Double glazed window to the rear. One and a half bowl sink/drainer. Electric oven. Gas hob. Extractor hood. Plumbed for washing machine.

#### Bedroom One 11' 9" x 14' 3" (3.58m x 4.34m)

Double glazed window to the front. Radiator.

#### Bedroom Two 8' 11" x 7' 10" (2.72m x 2.39m)

Double glazed window to the front. Radiator.

#### Inner Hallway

Door to the rear.

#### Bathroom

Low level WC. Panelled bath with shower over. Pedestal wash hand basin. Heated towel rail. Radiator.

#### FN00009268/SJP/SP/26102023/V.1

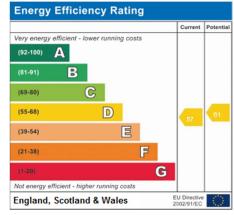
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Noney Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some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









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