

LEASEHOLD



Apartment

QUEENS ROAD GREAT YARMOUTH NR30 3JR

Auction Guide

£54,000

FEATURES

- NO CHAIN
- Open Plan Living
- Bathroom
- Walk Into Town
- One Bedroom
- Kitchen Area
- Close To Seafront
- Ground Floor



1 Bedroom Apartment located in Great Yarmouth

Description

A great opportunity to own this flat to live in or an investment. Ground floor, offering communal hall, private entrance, one bedroom, sitting/dining room and bathroom. Location is close to the seafront and local amenities.

Communal Hall

Communal door leading through flat entrance.

Hall

Spotlights, wood style flooring, opening to the kitchen and door to the bedroom.

Sitting/Kitchen

11'0 x 15'0

Double glazed bay window to the front, wood style flooring, wall mounted electric heaters, range of base and wall mounted units, sink unit, space for fridge and washing machine, integrated hob, oven and extractor fan over.. Slash backs and spotlights to ceiling.

Bedroom

7'7 x 12'4

Double glazed window, electric heater, cupboard and airing cupboard and door to the bathroom.

Bathroom

Panel bath with screen and wall mounted shower, wc and wash hand basin, tiled walls, spotlights and extractor fan.

Agents Note

Leasehold, 999 year lease from 1990. Approx service charge £423 p.a and ground rent is £75.

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.

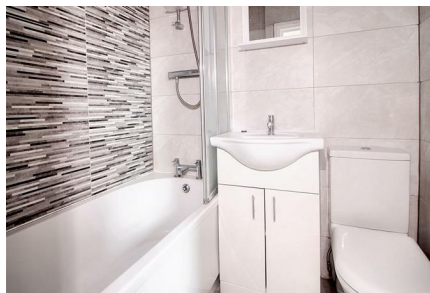
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.

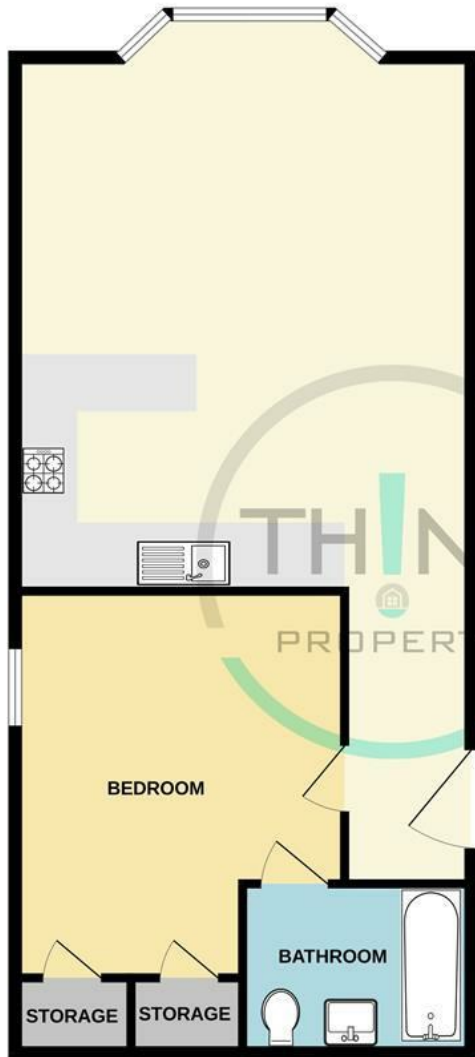
Auctioneers Additional Comments

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
855 sq.ft. (79.5 sq.m.) approx.



TOTAL FLOOR AREA : 855 sq.ft. (79.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Council Tax Band
A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			79
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

