

for sale

guide price **£95,000** Leasehold



## Hazebrouck Road Faversham ME13 7RB

- Energy Rating: D
- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A Well Presented Studio Apartment



# Property Details

**Auctioneer's Comments** This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## Living Room / Bedroom 18' 2" x 9' 2" ( 5.54m x 2.79m )

Front door with entry phone, window, carpet, Fisher electric radiator

## Kitchen 7' 2" x 6' 9" ( 2.18m x 2.06m )

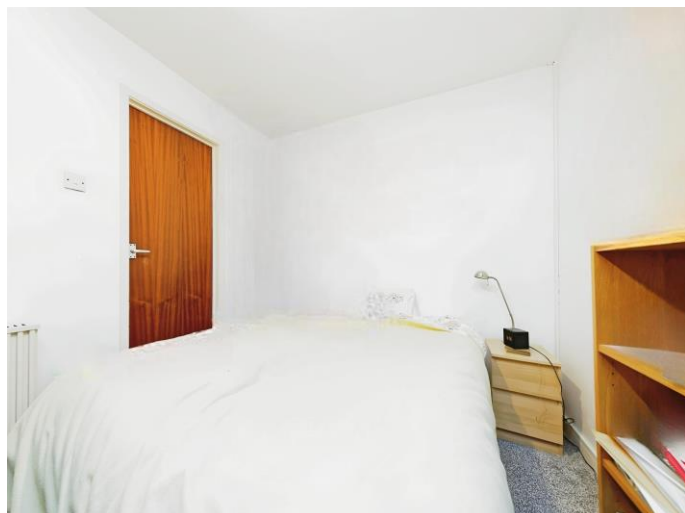
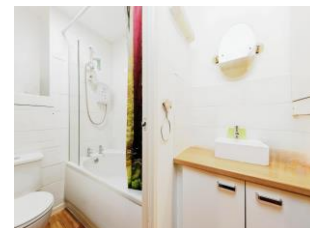
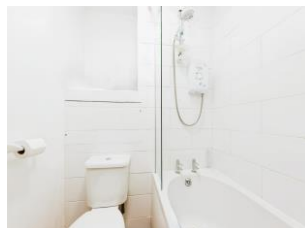
Wall and base units, sink and drainer, electric oven and hob, space and plumbing for washing machine, window.

## Wash Room 5' 1" x 4' 5" ( 1.55m x 1.35m )

Wash basin and work surface, base units for storage, water tank.

## Bathroom

Bath with shower over and WC.



To view this property please contact Connells on

**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
FAVERSHAM ME13 7AG

**Tenure:** Leasehold

**EPC Rating:** D

Property Ref: FAV102964 - 0006

This is a Leasehold property with details as follows; Term of Lease 125 years from 14 Mar 1984. Should you require further information please contact the branch. Please Note additional

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce 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. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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