



19 Seagrave Close, Coalville, Leicestershire, LE67 4TL

£45,000

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Property at a glance

- Online Auction
- Two Bedrooms
- Bathroom
- Council Tax Band*: A
- Second Floor Flat
- Fitted Kitchen & Lounge
- Outside Space/Balcony
- Price: £45,000

Overview

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000. ** FOR SALE VIA ONLINE AUCTION ** this two bedroom second floor flat offers the accommodation of a hallway, two bedrooms, bathroom, fitted kitchen, lounge and access to outside space/balcony. The property also benefits from uPVC double glazing, gas central heating and allocated parking with the communal parking area. EPC RATING C.

Location**

Coalville is one of the main towns of North West Leicestershire situated between Leicester and Burton upon Trent being excellently placed for both the M1 and A/M42 motorways which enable swift and easy access to the cities of the East and West Midlands as well as London and the North. Coalville serves as a market town and administrative seat for the district. It boasts a wide range of shopping, educational and leisure facilities and enjoys an enviable location in the heart of the National Forest whilst bordering Charnwood Forest to the east and Sence Valley Forest Park to the south. Nearest Airport: East Midlands (9.5 miles) Nearest Train Station: Leicester (13.8 miles) Nearest City: Leicester (12.4 miles) Nearest Motorway Access: M1(J23) A/M42 (J13).



** Distances have been taken from Google maps and are shown as shortest distance by road. These should be taken as approximate figures.

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Second Floor



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Entrance Hall

Having tiled flooring and three storage cupboards.

Bedroom One

13'5" x 8'8" (4.09m x 2.64m)

Having uPVC double glazed window to front, radiator, tiled flooring and a range of fitted wardrobes.

Bedroom Two

10'2" x 7'10" (3.10m x 2.39m)

Having uPVC double glazed window to rear, radiator and tiled flooring.

Bathroom

8'10" x 4'7" (2.69m x 1.40m)

Having a three piece suite comprising panelled bath, low level w.c, vanity wash hand basin, fully tiled walls, tiled flooring, radiator and uPVC double glazed window to side.

Kitchen

12'0" x 6'11" (3.66m x 2.11m)

Having a range of wall and base units with rolled edge work surfaces, stainless steel sink and drainer unit, freestanding double electric oven/grill with four ring hob and extractor hood, space and plumbing for appliances, integrated fridge/freezer, tiled splash backs, tiled flooring, wall mounted gas boiler, breakfast bar and uPVC double glazed window to side.

Lounge

12'4" x 11'4" (3.76m x 3.45m)

Having uPVC double glazed window to rear, radiator, wall mounted gas fire and uPVC double glazed door to outside space/balcony.

Outside Space/Balcony

Having tiled floor and balcony wrought iron railings.

Communal Parking

Allocated parking space for the flat.

Service Charge/Ground Rent

We are advised the combined ground rent and service charge is £1,535pa

Auctioneers' Comments

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'. These prices are subject to change.

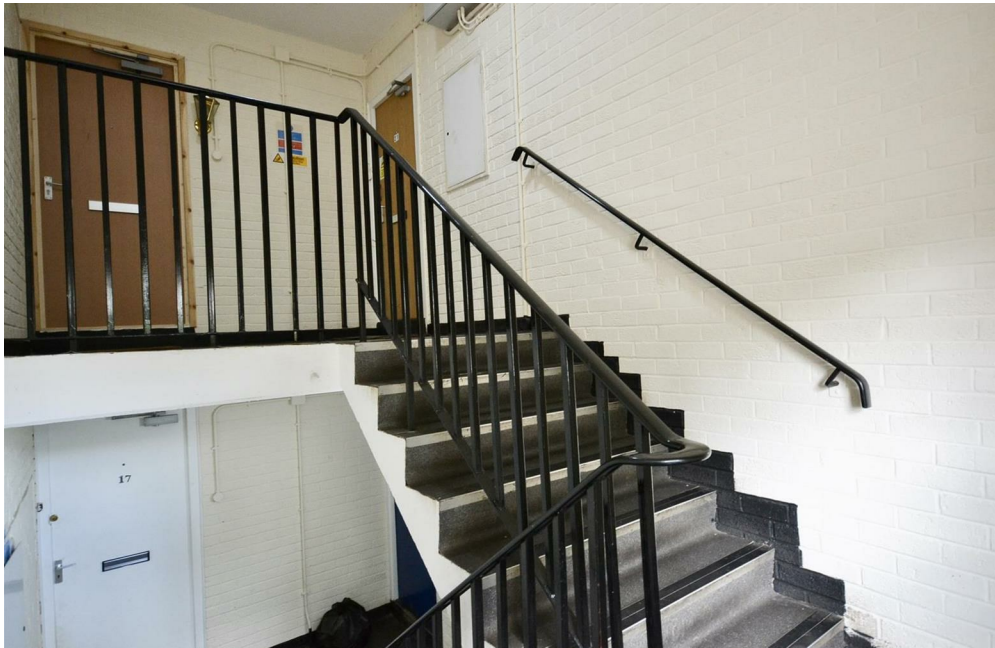
An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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.

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 7,200 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.

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	69	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars do not constitute any part of an offer or contract and although every effort is made to make them accurate, should not be relied upon as statements or representations of fact. Neither the vendor nor Sinclair has any authority to make or give any warranty whatsoever in relation to this property. Intending purchasers must satisfy themselves of the accuracy of all measurements and the function of all appliances and installations

Fixture & Fittings

All fixtures and fittings as mentioned in the "For Sale" Particulars are included in the sale price.

Special Note To Buyers

Sinclair Estate Agents have not tested any of the services or installations mentioned in these "For Sale" particulars and cannot provide any guarantee or warranty of their condition. Interested parties should make investigations to confirm the existence/condition of such services/installations to their own satisfaction.

* Council Tax Band correct at the time of instruction. Taken from Directgov.uk

** All distances have been taken from Google maps and must be taken as approximate.

Photographs

Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property.

Money Laundering

Under the protecting Against Money Laundering and then Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for identification i.e passport, driving licence etc and also for proof of current address i.e recent bill or bank statement. This evidence will be required prior to solicitors being instructed in the purchase or sale of a property.

Referral Fee Disclosure

A client may wish to instruct us about a related service. Sinclair does offer such services to purchasers and sellers including the following; the provision of financial services, surveyors and solicitors. Where this occurs, Sinclair or its employees may receive a fee. Any commission or other income earned by Sinclair while carrying out our duties as agent for sale of the property, for example by , will be retained by Sinclair. Full details can be found at www.sinclairestateagents.co.uk/referral-fee-disclosure

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Thinking of Selling?

For a free valuation of your property with no obligation
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