



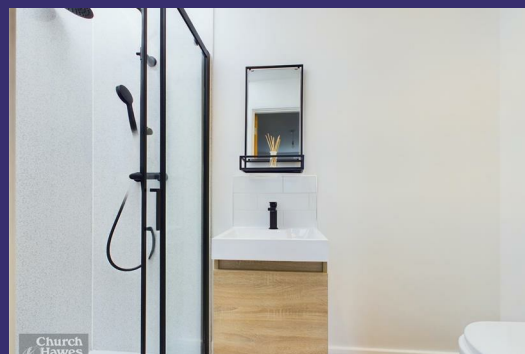
Kings Chase, Witham, CM8 1AX O.I.E.O £153,000

BEING OFFERED FOR SALE VIA "MODERN METHOD OF AUCTION" (SEE AUCTIONEERS NOTES).

****CASH BUYERS ONLY**** OFFERED WITH NO CHAIN IS THIS WELL PROPORTIONED, MODERN TWO BEDROOM APARTMENT. The property affords an En-Suite to Bedroom 1 as well as the Family Bathroom. In terms of living space this home boasts an Open Plan contemporary Living Space incorporating the Kitchen, Living and Dining Areas.

Externally, this maisonette also offers a decked roof terrace and Parking within a shared Parking Area. The property was previously rented out and (according to the seller) generated a return of £1,100 PCM. Council Tax: B, EPC: C.

Property is offered for sale through the modern method of auction which is operated by iamsold limited. PLEASE SEE AGENTS NOTE 1 and TERMS & CONDITIONS!!



Contemporary Living Area 23'1" x 10' (7.04m x 3.05m)

Entrance door, double glazed windows to front, side and rear, two radiators, range of kitchen units, integrated fridge/freezer, four ring hob with extractor, low level oven, sink/drainage unit, set into work surface, tiled splash backs.

Inner Hall 10' x 5'7" (3.05m x 1.70m)

Skylight window to ceiling, double Utility cupboard with storage and space and plumbing for washing machine, doors to further accommodation including:

Bedroom 13'0" x 10'4" (3.96m x 3.15m)

Double glazed window to rear, radiator, door into walk in wardrobe, door to En-Suite.

En-Suite 8'0" x 3'4" (2.44m x 1.02m)

Skylight window to ceiling, heated towel rail, tiled shower unit with rainfall shower and handheld attachment, w.c., wash hand basin with mixer tap, wood effect flooring, extractor fan.

Bedroom 10'8" x 9'0" (3.25m x 2.74m)

Double glazed window to front, radiator.

Bathroom 7'4" x 5'0" (2.24m x 1.52m)

Double glazed window to front, bath with central mixer tap and tiled splash backs, low level w.c., wash hand basin with mixer tap with tiled splash backs, wood effect flooring.

Terrace 13'8" x 9'0" (4.17m x 2.74m)

Decked terrace with outside power points, fenced to side and rear, stairs leading to:

Communal Parking Area

Space within a shared parking area. (the seller informs us that this will soon be landscaped by the freeholder with marked parking spaces).

Cash Buyer Information

The seller has informed us that during a previous sale the property was not suitable for mortgaged buyers. This was owing to the fact that it is within close proximity of commercial premises.

Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

Auctioneers Comments

This property is for sale under traditional auction terms and should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. With this auction method, an immediate exchange of contracts takes place with completion of the purchase required to take place within 28 days from the date of exchange of contracts. On exchange of contracts, the buyer is required to make payment of a 10% deposit, sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the final agreed sale price including VAT. This is subject to a minimum payment of £6,600 inc VAT and is paid in addition to the agreed purchase price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. The Reservation Fee is paid in addition to the final negotiated selling price. The Reservation Fee will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. This property is marketed with a Buyers Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property and a prudent buyer is expected to view the property and complete their own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained with this pack. The winning buyer will also make payment of £445 inc VAT towards the preparation cost of the pack, where it has been provided by iamsold. Bidders will be required to register and go through an identification verification process with iamsold Limited and provide proof of how the purchase would be funded. Please note this property is subject to an undisclosed reserve price which is generally no more than 10% in excess of the starting bid, both the starting bid and reserve price can be subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

