



Platform 17 Grovehill Road, Beverley, HU17 0DS

welcome to

Platform 17 Grovehill Road, Beverley

Stunning second floor (top) self-contained modern apartment, with central location in Beverley adjacent to the railway station and a stone's throw away from the Flemingate leisure and shopping complex. The apartment is worthy of an inspection with immediate vacant position.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

Communal Entrance Hall

Second Floor Landing

Private Entrance Hall

Lounge/Kitchen Area

Lounge Area

13' 4" x 11' 9" (4.06m x 3.58m)

Kitchen Area

9' 1" x 6' 4" (2.77m x 1.93m)

Bedroom 1

11' 4" x 9' 7" including wardrobes (3.45m x 2.92m including wardrobes)

Bedroom 2

11' 5" x 9' 9" plus wardrobes (3.48m x 1.75m plus wardrobes)

Bathroom

Welcome to

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- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Second floor self contained apartment
- Excellent location with secure allocated parking

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 41.65

Ground Rent: 237.15

This is a Leasehold property with details as follows; Term of Lease 199 years from 01 Apr 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£120,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/BEV107083



Property Ref:
BEV107083 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01482 880488



Beverley@williamhbrown.co.uk



5A North Bar Within, BEVERLEY, East Yorkshire,
HU17 8AP



williamhbrown.co.uk