



Stoneygate Court, Stoneygate

Guide Price £95,000 Leasehold

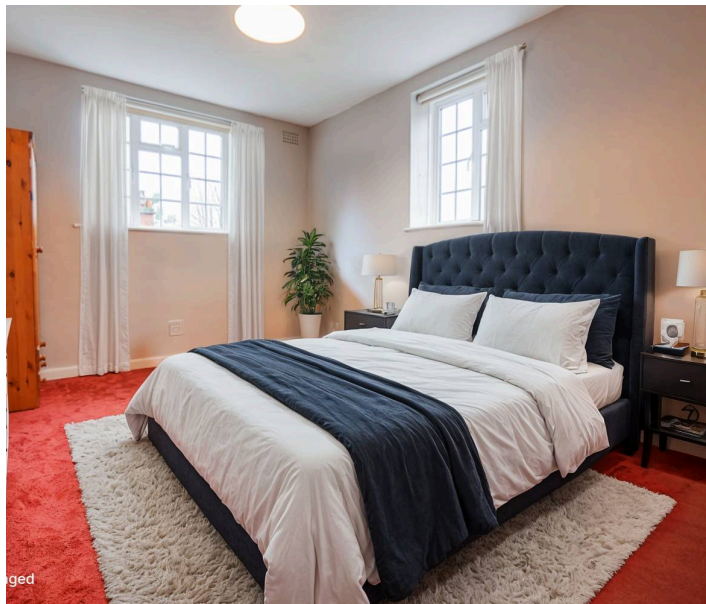
Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £95,000. This 2nd-floor flat offers 2 double bedrooms, spacious accommodation, beautiful communal gardens & parking.



Knightsbridge
Estate Agents

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Communal Entrance

With stairs to second floor.

Private Entrance Hall

With fold open doors to sitting room.

Sitting Room

18' 3" x 11' 0" (5.56m x 3.35m)

With double glazed window to the front elevation, radiator.

Kitchen

16' 5" x 7' 4" (5.00m x 2.24m)

With double glazed window to the rear elevation, ceramic sink with a range of solid bespoke wooden units with worksurfaces over, plumbing for washing machine, radiator. (appliances are negotiable)

Inner Hallway

With two built-in storage cupboards.

Bedroom One

14' 1" x 11' 9" (4.29m x 3.58m)

With double glazed windows to the front and side elevations, two built-in wardrobes, radiator.

Bedroom Two

13' 9" x 10' 8" (4.19m x 3.25m)

With double glazed windows to the rear and side elevations, built-in wardrobe.



Bathroom

7' 10" x 5' 7" (2.39m x 1.70m)

With double glazed window to the side elevation, bath with mixer tap shower attachment, low-level WC, pedestal wash hand basin.

Communal Garden

The property sits within attractive well maintained grounds.

Parking

The property benefits from communal parking.

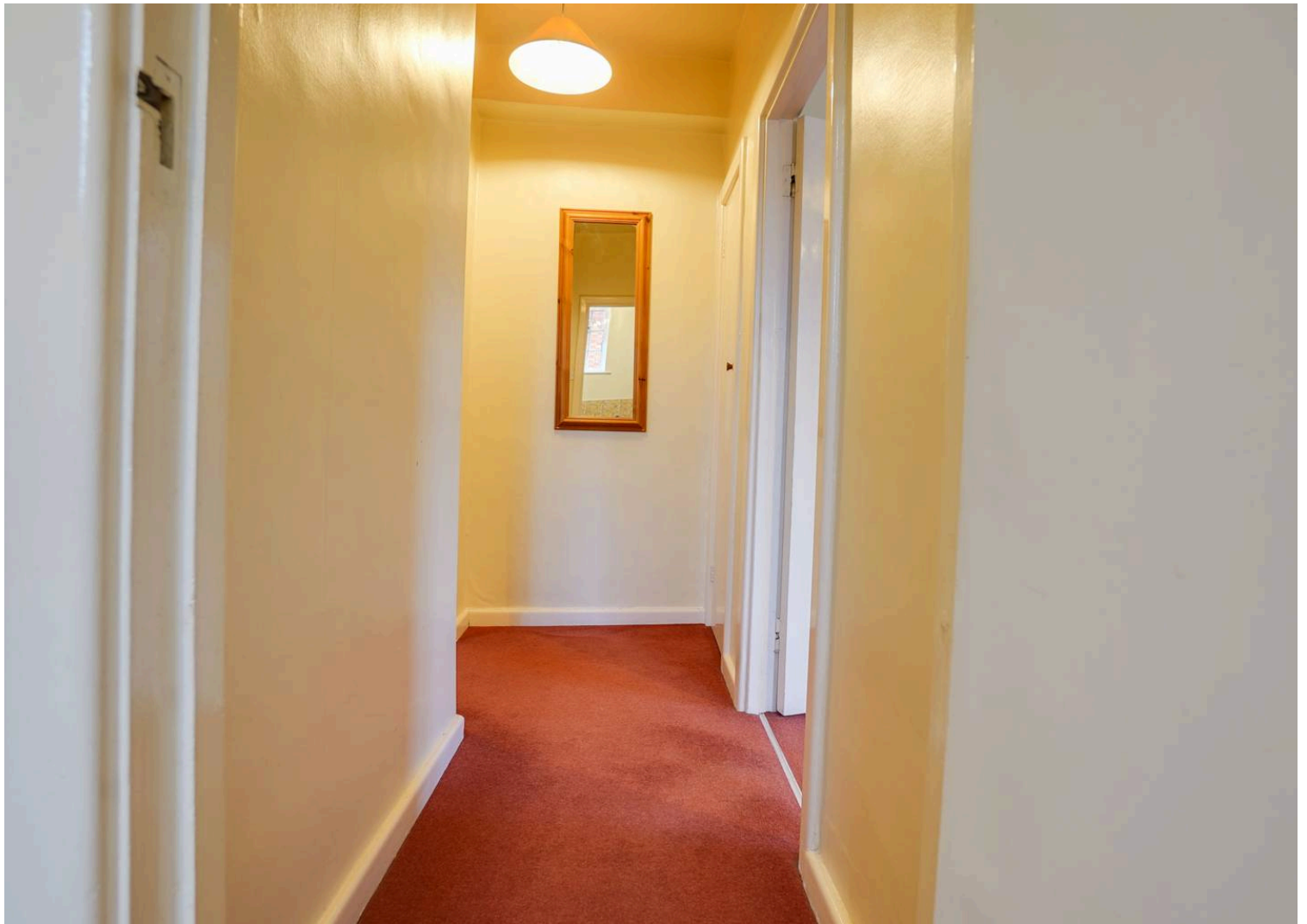
Lease Information

Lease: 999 Years from 2007.

Service Charge: £3559.88 Per Year

Ground Rent: £250 Per Year









Communal Garden

The property sits within attractive well maintained grounds.

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.

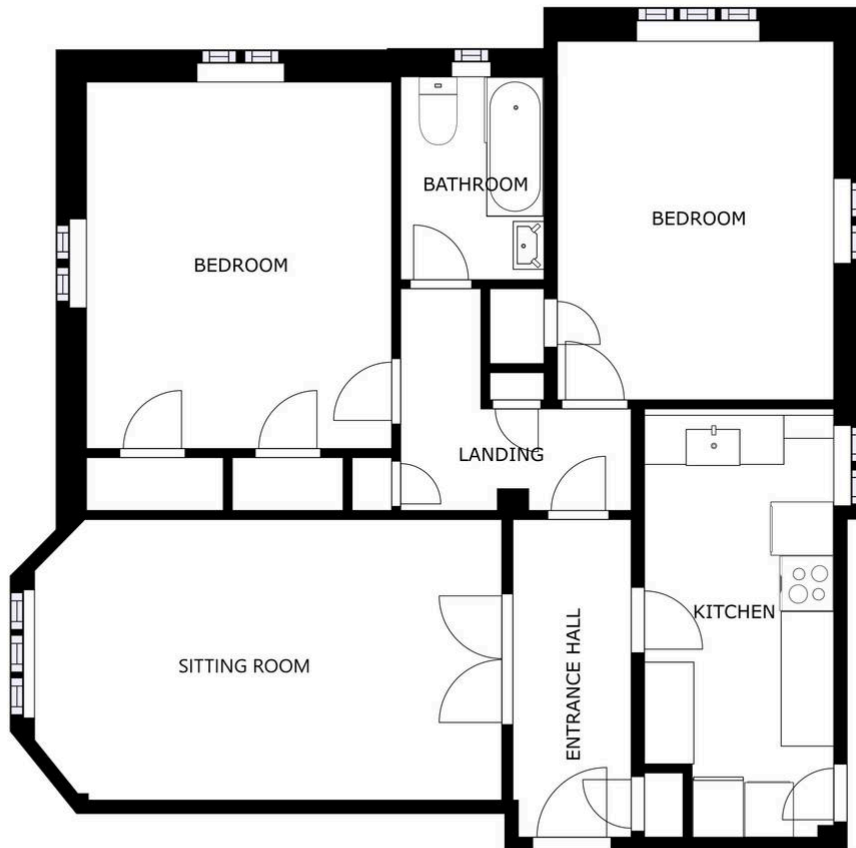
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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.



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.





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 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.

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.

Council Tax band: B

Tenure: Leasehold

EPC Energy Efficiency Rating: E

We'll keep you moving...



We must inform all prospective purchasers that the measurements are taken by an electronic take and are provided as a guide only and they should not be used as accurate measurements. We have not tested any mains services, gas or electric appliances, or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of the statements contained in these particulars. Knightsbridge Estate Agents (nor any person in their employment) has any authority to make any representation or warranty in relation to the property. The floor plans are not to scale, and are intended for use as a guide to the layout of the property only. They should not be used for any other purpose. We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £60 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.