



Connells

The Basin Farleigh Bridge
East Farleigh Maidstone

The Basin Farleigh Bridge East Farleigh Maidstone ME16 9ND

for sale guide price
£80,000



Property Description

A unique opportunity to own a static houseboat in the East Farleigh Marina. A floating apartment with all of your modern luxuries, minus the costs of a more typical accommodation. With low running costs, set in a peaceful location with local amenities close by, this home offers the perfect blend of convenience and lifestyle. The home comes with a fitted kitchen, spacious lounge area as well as a main bathroom and double bedroom.

The property is sat on the riverside in the Marina, offering pleasurable riverside walks on your doorstep, as well as being ideally positioned right next to East Farleigh village where you have two well renowned pubs, cafe's and the mainline train station for quick access into town. The Marina also features a large car parking area (exclusively for residents) where you can enjoy parking for multiple vehicles if necessary.

The community is welcoming, with the surrounding owners sharing a communal green space which often plays host to resident barbecues and events which you will be welcome to enjoy.

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.

Agents Note

The property is of non standard construction, house boat. Please seek confirmation of lending ability and liase with your conveyancer.

Agents Note

Mooring Fee of £390 per month

Agents Note

Waste from the property is served by a Cesspit. Contact the branch for more details.

Agents Note

Electricity and Water to the property are served by means of a private supply. Contact the branch for more details.

Agents Note

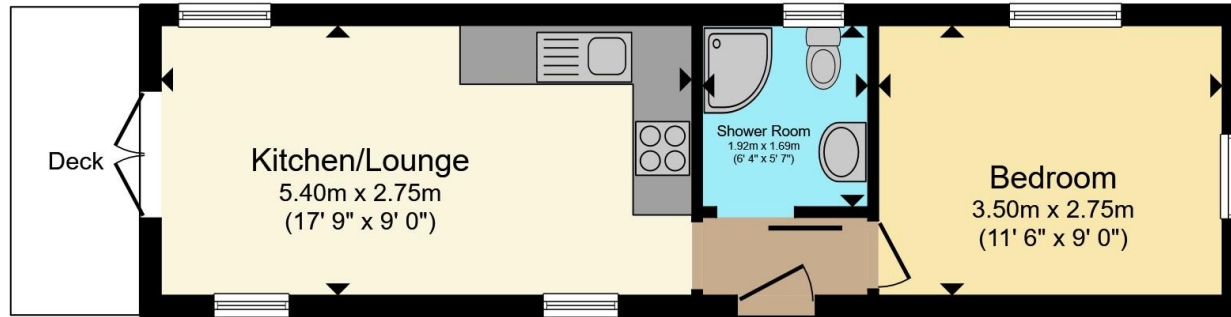
There are a number of obligations on both sellers and buyers when completing the process for purchasing a house boat. Sites often have requirements specific to the purchase and to 'the site' in general, which could include paying the site owners commission. Intending purchasers should satisfy themselves about any such requirements including any specific restrictions on occupancy or residential use of the home.

Purchasers are strongly advised to take advice from a solicitor.









Total floor area 29.7 m² (319 sq.ft.) approx

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.propertybox.io



To view this property please contact Connells on

T 01622 751034
E maidstone@connells.co.uk

30 King Street
 MAIDSTONE ME14 1BS

EPC Rating: Exempt
 Council Tax Band: Deleted

Tenure: Freehold

view this property online connells.co.uk/Property/MAI408573



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: MAI408573 - 0007