



**\*\* TO BE SOLD BY MODERN METHOD OF AUCTION; STARTING BID £65,000 PLUS RESERVATION FEE \*\***

SMITH & FRIENDS are delighted to offer to the market this deceptively spacious and well presented two bedroom First floor apartment situated on Trueman Court in Acklam. The property is offered with the benefit of a larger than average living space and no chain involved. The accommodation briefly comprises of; Lengthy L shaped entrance hallway with useful storage cupboard, family bathroom fitted with a white three piece suite, master bedroom with "Juliet Balcony" , second double bedroom and an open plan kitchen/ living space again with "Juliet Balcony" and a fully equipped kitchen. Externally there is one designated parking space for the apartment. Viewings come highly recommend to fully appreciate.

**Green Lane, Middlesbrough, TS5 7SR**

**2 Bed - Flat**

**Starting Bid £65,000**

**EPC Rating: B**

**Council Tax Band: B**

**Tenure: Leasehold**



# Green Lane, Middlesbrough, TS5 7SR

## Auctioneer Comments

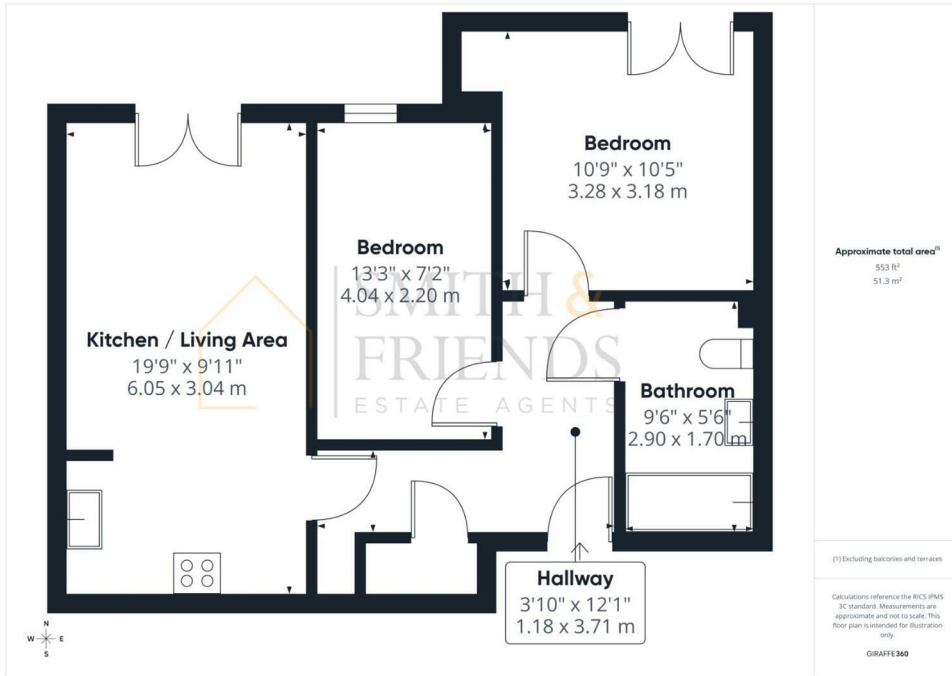
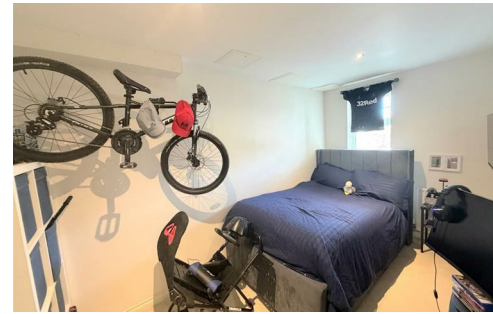
This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.



For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>81</b>	<b>83</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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