



colin ellis

Castle Road, Scarborough, YO11 1HY

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £40,000 auction scheduled to end on 25th August at 2:15 pm. Situated on the sought-after Castle Road, this well-presented one-bedroom flat offers a perfect blend of comfort, convenience. Ideal for first-time buyers, holiday home seekers, or investors, the property enjoys an elevated position with far-reaching views across Scarborough, including glimpses of the sea and historic Scarborough Castle.

Auction Guide £40,000



PROPERTY DESCRIPTION

This property briefly comprises of entrance space leading to open kitchen/living space with double doors to balcony, double bedroom and bathroom with separate wc.

KITCHEN/LIVING AREA

3.56 x 3.97 (11'8" x 13'0")

BEDROOM

2.40 x 2.72 (7'10" x 8'11")

WC

1.10 x 0.71 (3'7" x 2'3")

BATHROOM

1.90 x 1.00 (6'2" x 3'3")

TENURE

Our vendor has informed us of the following:

- * Leasehold with around 959 years remaining
- * Maintenance Agreement in place with a local managing agent
- * Maintenance charge is around £950 pa (buildings insurance, roof, cleaning communal area)
- * Pets allowed
- * AST's are allowed
- * No holiday lets

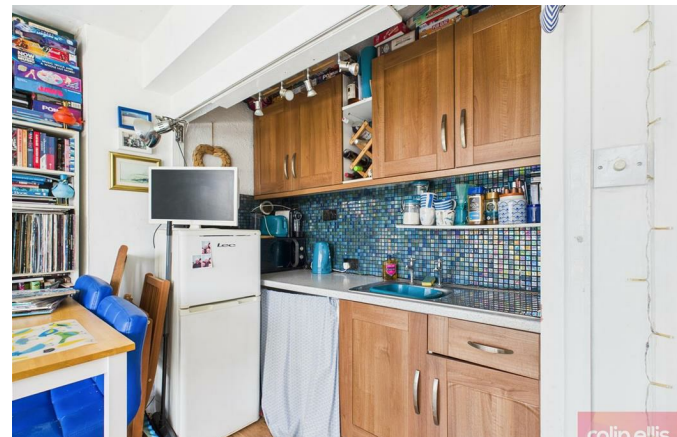
Please note all matters of tenure are subject to verification and clarification in a contract of sale

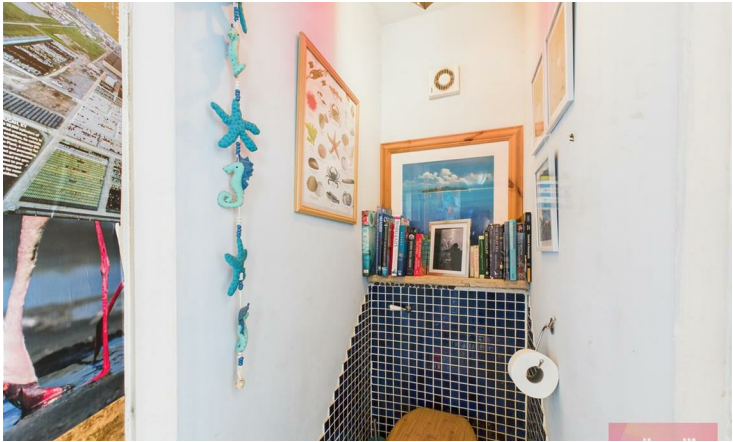
AUCTIONEERS ADDITIONAL COMMENTS

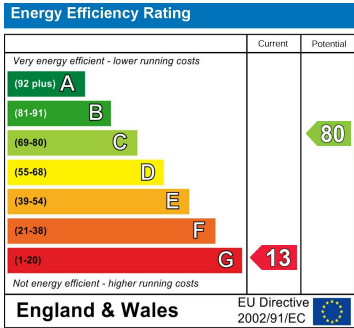
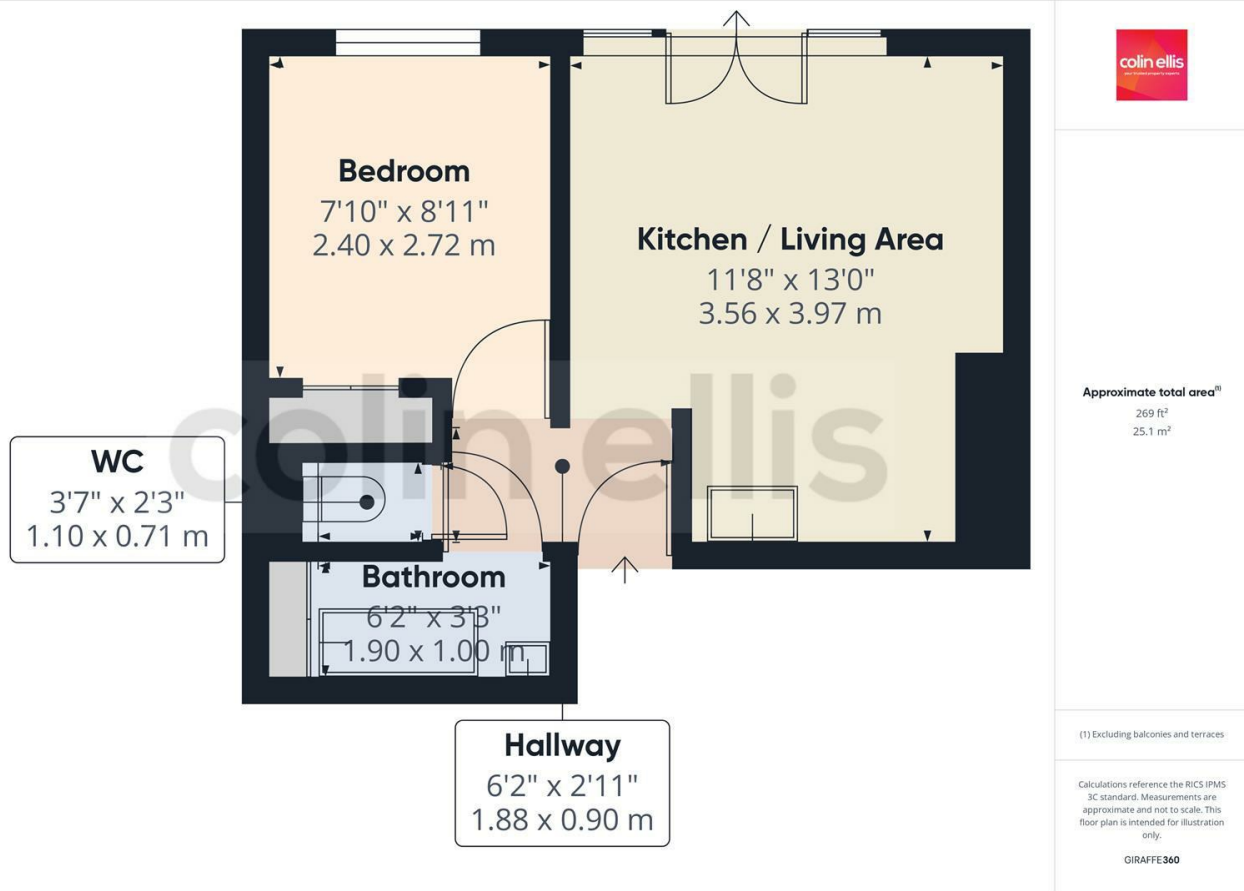
Pattinson Auction are referred to as The Auctioneer. This auction lot is being sold by either conditional (Modern) or unconditional (Traditional) auction terms and overseen by The Auctioneer. The method of auction sale and the applicable terms and conditions are found on the lot page of this property on The Auctioneers website. The property is available to view strictly by appointment only via any Marketing Agent or The Auctioneer. Please be aware that any enquiry, bid or viewing of the subject property will require your details to be shared between any marketing agent and The Auctioneer so that matters can be dealt with effectively. The property is being sold via a transparent online auction. To submit a bid, all bidders must adhere to a verification of identity process in line with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

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 or Starting Bid. These prices are subject to change. An auction can be closed at any time, with The Auctioneer permitting the property (the lot) to be sold prior to the end of the auction. A Legal Pack associated with this 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.

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. The deposit will form part of the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum fee which could be up to 7,200 inc VAT) is also payable upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price, and consideration should be given by the purchaser to any Stamp Duty Land Tax liability associated with the overall purchase costs. Both the Marketing Agent and The Auctioneer may consider it necessary or beneficial to pass customer details to third-party service suppliers, from whom a referral fee may be received. There is no requirement or obligation to use any recommended suppliers or services.







Castle Road - 18687180
Council Tax Band - A
Tenure - Leasehold

DISCLAIMER: The agent has not tested any apparatus, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from their own solicitor or surveyor. Occasionally a wide angle lens may be used. This property was inspected by COLIN ELLIS PROPERTY SERVICES. We always try to make our sales particulars accurate and reliable, but if there is any point which is of particular importance to you, especially if you are considering travelling some distance to view the property, please do not hesitate to contact this office, we will be pleased to check the information for you. Council Tax Band ratings have been provided by DirectGov.



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