

HUNTERS®

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Brinkburn Close

London, SE2 9EJ

Guide Price £140,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £140,000

CASH BUYERS - SEE AUCTION INFORMATION BELOW

This bright and light one-bedroom flat sits on the top floor of a well-maintained secure building with a lift. It is offered chain-free, making it an ideal choice for first-time buyers or investors looking for a hassle-free purchase. The flat benefits from good natural light, with a south-facing lounge and bedroom with pleasant views towards Bostall Woods. There is a balcony off the lounge to enjoy the views. With generous-sized rooms and several storage cupboards throughout, this is a good-sized one bed. It further benefits from a secure bike shed directly outside the building for those who need to store bikes. Beautifully refurbished in 2023, the flat is ready to move into with no work needed. A new combi boiler was installed at the end of 2022 and the flat benefits from full gas central heating throughout.

Peaceful Bostall Woods are a five-minute walk away with numerous beautiful walking trails to enjoy.

Investors can benefit from a great rental yield, with the potential to achieve an income of approximately £1,500pcm. Alternatively, owner occupiers can enjoy a lovely bright and well-maintained first home.

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.

PLEASE SEE FULL INFORMATION ON BROCHURE DETAILS.



HALL 8'2" x 6'5" (2.50 x 1.96)

KITCHEN 9'4" x 7'4" (2.87 x 2.26)

RECEPTION ROOM 14'6" x 11'3" (4.43 x 3.43)

BEDROOM 13'10" x 8'11" (4.22 x 2.72)

BALCONY 5'2" x 4'5" (1.6 x 1.37)

IMPORTANT INFORMATION

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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'.

IMPORTANT INFORMATION

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

LEGAL PACK

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.

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 6,000 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.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

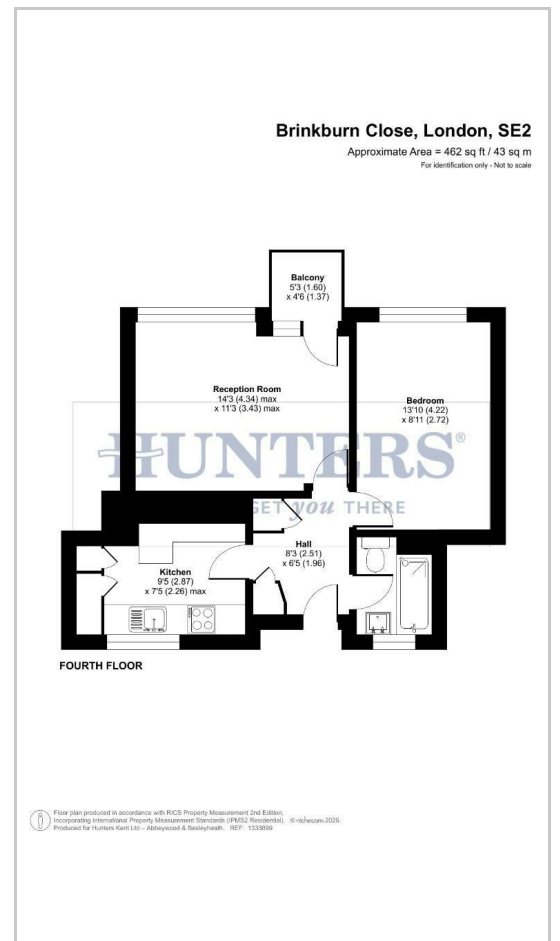
19-21 Wilton Road, Abbey Wood, London, SE2 9RH

Tel: 020 8311 1000 Email: abbeywood@hunters.com <https://www.hunters.com>

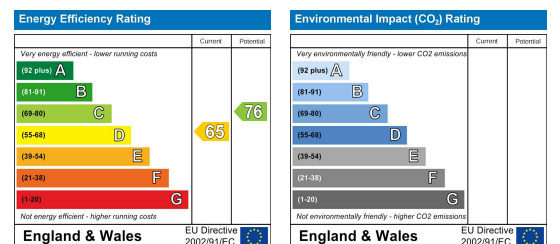
Area Map



Floor Plans



Energy Efficiency Graph



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