



**Quayside Court The Quay, Harwich CO12 3HH**

**welcome to**

**Quayside Court The Quay, Harwich**

Situated in Old Harwich is this one bedroom flat in the historical Grade II Listed building of Quayside Court. The property is offered with NO ONWARD CHAIN and is located close to local bars and restaurants as well as mainline railway station.



## **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.

## **Communal Entrance Entrance Hall**

Front door, storage heater, storage cupboard, intercom, loft access.

## **Kitchen/ Lounge**

14' 8" x 16' 1" ( 4.47m x 4.90m )

Three sash windows to side, two windows to rear, matching wall and base units with roll-edge work top and tiled splashback, storage heater, one and a half bowl stainless steel sink and drainer with mixer tap, space for cooker, washing machine and fridge/freezer.

## **Bedroom**

11' 3" x 6' 5" ( 3.43m x 1.96m )

Two windows, storage heater.

## **Bathroom**

Low level WC, pedestal wash hand basin, bath with shower over, part tiled walls, extractor fan, heated towel rail.

## **Outside**

There is a residents car park to the rear of the building.

## **Communal Entrance**

To the front of the property there is an entrance door leading to the communal Hallway, stairs rise to the upper floors along with a lift.



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## Quayside Court The Quay, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Grade II Listed Ground Floor Flat
- Bedroom

Tenure: Leasehold EPC Rating: E

Council Tax Band: A Service Charge: 2181.36

Ground Rent: 50.00

guide price

**£85,000**



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 199 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:  
HAW110185 - 0006

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