



FOR SALE

Thorpe Hall Avenue, Southend-On-Sea SS1 3BT

Auction Guide £150,000 Leasehold Council Tax Band - D

705.04 sq ft

- Being Sold By Modern Method Of Auction
- Two Bedroom First Floor Flat
- Allocated Garage And Parking Space
- Secure Intercom System
- Thorpe Bay Train Station A Short Walk Away
- Kitchen Equipped With Plenty Of Base And Wall Units
- Well Maintained Communal Grounds
- Three Piece Bathroom Suite
- Communal Parking For Guests
- Close By To Thorpe Bay Broadway

Selling & letting all types of property in Chalkwell,
Westcliff, Leigh, Southend and the surrounding areas.

appointmoor

****BEING SOLD BY MODERN METHOD OF AUCTION** PLEASE READ AUCTIONEER COMMENTS****

A spacious two bedroom, first floor flat with a great location close to train station and amenities.

Both bedrooms are doubles with plenty of space spare for wardrobes and storage. The hub of the home, the lounge, could be used as an additional dining area space as well as sofas for relaxing or a great area to entertain guests.

The property also comes with the added bonus of a private garage with communal parking area for guests and residents, with well maintained green areas to the front aspect of the building, it not only makes the home convenient but also pleasant on the eye.

Located close by to Thorpe Bay Station, commuters can walk the 300m distance within minutes. Thorpe Bay Broadway, also within walking distance, showcases a mixture of retail and foods shops for you to choose from.

Modern Method Of Selling Notes

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows 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. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation 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 go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Auctioneer Comments

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty.

A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Measurements

Hallway
14'5 x 5'3 (4.41m x 1.62m)
Lounge
12'7 x 17'6 (3.85m x 5.35m)
Kitchen
11'1 x 6'5 (3.39m x 1.96m)
Bedroom 1
11'1 x 12'7 (3.40m x 3.84m)
Bedroom 2
9'9 x 13'2 (2.98m x 4.02m)
Bathroom
6'0 x 7'4 (1.84m x 2.24m)

Interior

Entering the home to a large hallway space with access to all rooms. The kitchen is equipped with plenty of base and wall units for storage, oven and integrated hob. The lounge being a sizeable area with space for sofas, plus table and chairs if needed is a great place to relax and entertain. The flat boasts two bedrooms, both doubles with additional space for wardrobes and chest of drawers. The interior space is completed by a three piece suite bathroom and a convenient storage cupboard accessed from the hallway.

Exterior

The property has an allocated garage and parking space behind the property building. The front of property features well kept garden areas. The home has a secure intercom entry system adding a level of security. There is also communal parking for guests when visiting.

Location

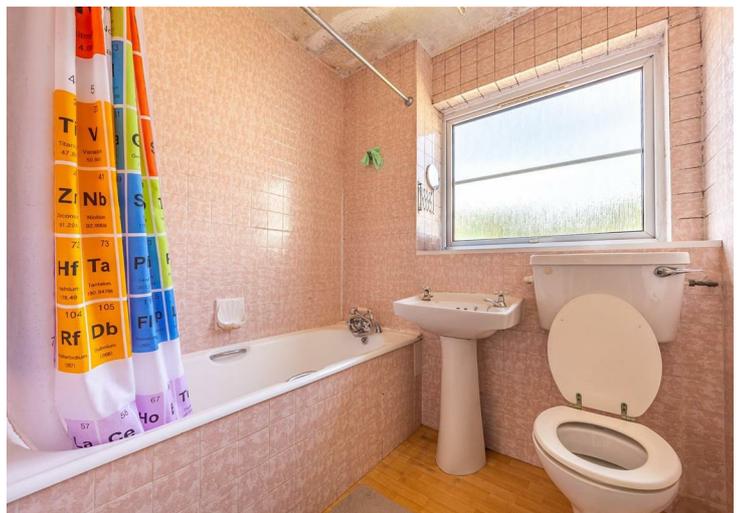
Situated on the Woodgrange Drive/Thorpe Hall Avenue roundabout, this location offers nearby access to a whole host of amenities. Thorpe Bay Train Station is within walking distance, perfect for commuters, as well as the diverse retail offerings of Thorpe Bay Broadway, including clothing shops, food shops, post office, restaurants and more. A very short drive or approximately a 15 minute walk gets you to the sea front where you can enjoy sunny walks along the beach. With great local schools and the Thorpe Hall Golf Club nearby, this is a location that caters to both relaxed coastal living and everyday practicality.

School Catchments

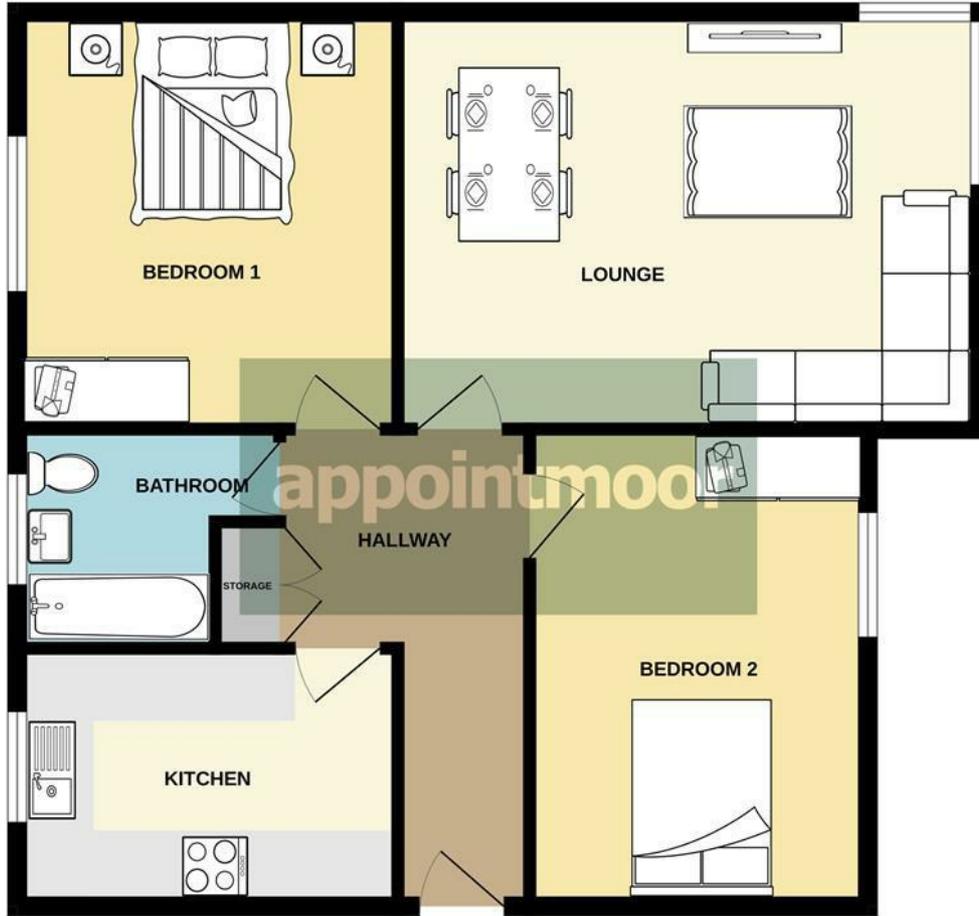
Greenways Primary School
Shoeburyness High School

Tenure

Leasehold.
Years Remaining: 144
Annual Ground Rent Approximately: £18.00
Annual Management Fee Approximately: ££1,120.00
Annual Buildings Insurance Approximately: £270.00



FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		78

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

AGENTS NOTES: Appointmoor Estates Ltd as our Vendors Agents have endeavoured to check the accuracy of these sales particulars, but however, can offer no guarantee. These details are prepared as a general guide only, including details regarding lease, service charge, lease length and ground rent/review periods, council tax and deposit amount, and should not be relied upon as a basis to enter into a legal contract, or commit expenditure. An interested party should consult their own independent experts to verify the statements contained herein and before committing themselves to any expenditure or other legal commitments. The agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested. Floor plans are not to scale and only provide an indication of the layout. All measurements are approximate and should not be relied upon. We have not tested any apparatus, equipment, fixture, fittings or service and so cannot verify they are in working order, fit for their purpose, or within ownership of the sellers. Items shown in photographs are NOT included unless specifically mentioned in writing within the sales particulars.

VIEWINGS: BY APPOINTMOOR ESTATES ONLY

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