



## Vincent House

Darlington DL3 7PN

By Auction £70,000





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# Vincent House

Darlington DL3 7PN



- 4th Floor Penthouse
- High Quality Fittings
- Secure Parking Bay

- EPC Rating C
- Open Plan Living/kitchen
- Close To Town Centre

- Stylish Living
- Electric Heating
- Auction Property

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

This property will be legally prepared enabling any 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.

Occupying an elevated position, the property enjoys fantastic panoramic views across Darlington and benefits from a bright and spacious layout arranged over two floors. The apartment is conveniently located within walking distance of Darlington town centre, with excellent access to local shops, amenities and transport links.

The accommodation briefly comprises: entrance hallway providing access to two well-proportioned double bedrooms and a modern family bathroom. A staircase leads to the upper floor where you will find a stunning open plan kitchen and living area, flooded with natural light thanks to full-length windows to the rear and side elevations, creating a bright and airy living space with far-reaching views across the town.

This unique penthouse apartment would make an excellent investment opportunity or ideal first time purchase, offering spacious accommodation in a highly convenient location.

Early viewing is highly recommended to fully appreciate the space, views and potential this property has to offer.

To be sold via online auction. Terms and conditions apply.

Length of Lease: 106 years  
Ground Rent Review Period: 0  
Annual Service Charge Amount: £90.00  
Service Charge Review Period: Per Month

## COMMUNAL HALLWAY

With lift leading to top floor.

## ENTRANCE HALLWAY

With oak effect laminate flooring, radiator and walk-in cupboard. Stairway leading to first floor.

## BEDROOM 1

13'5" x 15'1" (4.09 x 4.60)

Situated to the front. With electric wall mounted heater, french doors opening out onto balcony area, window with excellent views across town, window blinds and ceiling lights.

## BEDROOM 2

13'2" x 8'0" (4.01 x 2.44)

Situated to the rear. With double glazed window and electric radiator.

## FAMILY BATHROOM/WC

Larger than average contemporary bathroom with quality fitted suite comprising, bath with overhead shower and shower screen, pedestal wash hand basin, low level wc, part tiled walls, wall mounted towel dryer and laminate flooring.

## LIVING ROOM/KITCHEN

30'3" x 17'5" (9.22 x 5.31)

An open plan area: with a large stylish and extremely impressive living area with windows all round which slide open in a concertina way with window blinds offering splendid views of the town, a light and airy room with attractive fixtures and fittings and furnishings, intercom system, oak effect laminate flooring leading into open plan KITCHEN AREA: with new stainless steel oven, electric hob, glass extractor chimney, new contemporary wall tiles, solid oak work surfaces, integrated fridge and freezer, tumble dryer, washing machine, dishwasher, sunken spotlights, wall mounted electric heater, underfloor heating throughout and balcony area around the apartment.

## KITCHEN PHOTO

## EXTERNALLY

The property has an allocated parking bay which is secure.

## Council Tax

Band D

## Auctioneers Additional Comments

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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. 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 from anywhere. Our verification process is in place to ensure that AML procedures are carried out in accordance with the law.

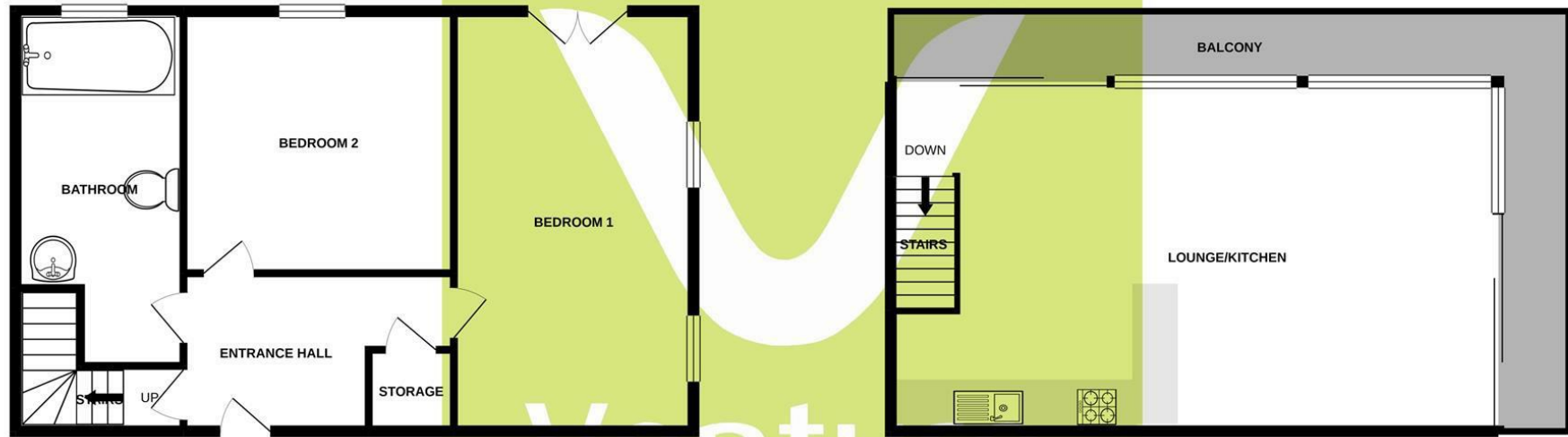
The advertised price is referred to as the 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and 'The Auctioneer' and will typically be within a range above or below 10% of the 'Guide Price/Starting Bid'. These prices are subject to change. An auction can be closed at any time with 'The Auctioneer' permitting for 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 of the property. The deposit will be a contribution to the purchase price. A non refundable reservation fee up to 6% inc vat (subject to a minimum which could be up to £7,200 in 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.

BASEMENT

GROUND 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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## Property Information

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