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Church & Hawes
Est.1977

Estate Agents, Valuers, Letting & Management Agents

5 Vincent Lodge, South Woodham Ferrers, CM3 5WF

By auction £80,000

To be sold with no onward chain. Second floor one bedroom apartment conveniently situated close to town center with allocated car port. Leasehold 78 years remaining. Service charge £1,794. Ground Rent £60p.a This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties' personal data will be shared with the Auctioneer (iamsold). If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £349.00 including VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax. 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 £450.00. These services are optional.

COMMUNAL ENTRANCE HALL
Entered via glazed door into tiled entrance hall, stairs rising to first floor, door leading to communal gardens.

ENTRANCE HALL
Solid door into entrance hall, PVCu double glazed window to side elevation, wall mounted electric heater, built in airing cupboard housing hot water cylinder, loft access.

BATHROOM
Three piece white suite comprising panel enclosed bath, wash basin with cupboard under, low level w.c. , extractor fan, wall mounted heater.

LOUNGE 16'9 x 9 (5.11m x 2.74m)
Dual aspect room with PVCu double glazed windows to both front & side elevations, wall mounted electric storage heater, archway to kitchen, door to lounge.

KITCHEN 7'5 x 6'9 (2.26m x 2.06m)
PVCu double glazed window to side elevation, range of eye and base level units, laminate work surfaces with inset stainless steel sink unit, space for cooker, plumbing for washing machine, space for fridge freezer & tumble dryer.

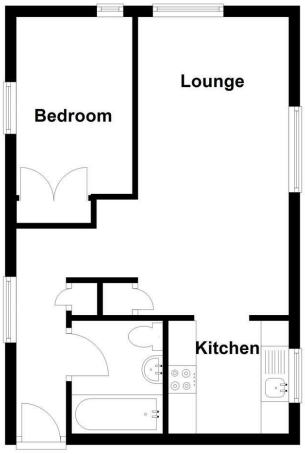
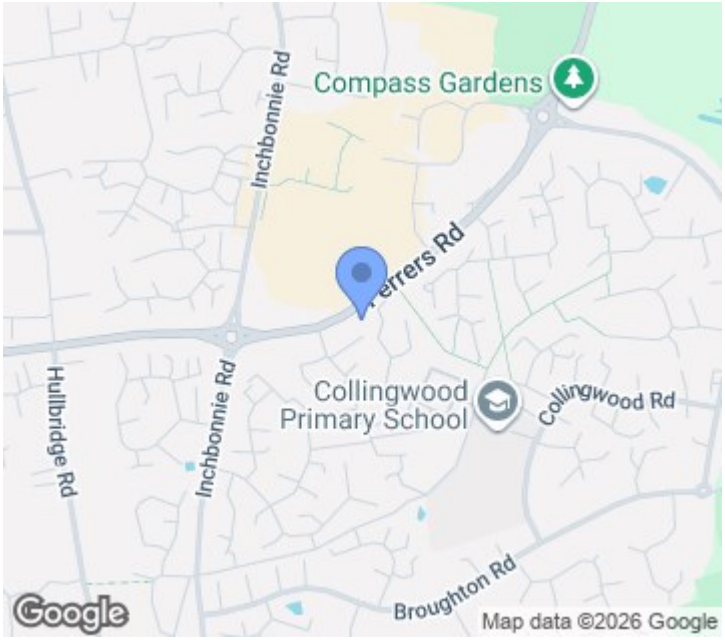
EXTERIOR
Communal landscaped gardens set behind iron railings.

CAR PORT
Covered allocated car port.

AGENTS NOTES
Agents Note & Money Laundering & Referrals

AGENTS NOTE: These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy themselves as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there is no delay in agreeing a sale

REFERRALS: As an integral part of the community and over many years, we have got to know the best professionals for the job. If we recommend one to you, it will be in good faith that they will make the process as smooth as can be. Please be aware that a some of the parties that we recommend (certainly not the majority) may on occasion pay us a referral fee up to £200. You are under no obligation to use a third party we have recommended.

Ground Floor