108A Rylands Road
RICHARD
POYNTZ

108A Rylands Road
Southend-On-Sea
SS2 4LJ

O.I.R.O £125,000

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This super two bedroom first floor flat, fully electric and with its own private outdoor space is a great purchase for many. Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £125,000. Can still buy with a mortgage.
Whether you're a First Time Buyer, downsizer or indeed investor - there's lots to like about this property. With its long lease, around 180 years remain, share of the Freehold and the fact that it's in a great, move-in ready condition - with No Onward Chain - this is a fast and easy route to your new home.
Located in a quiet but central area with all the necessary amenities nearby, plenty of links to public transport including a choice of train stations, and local schools if needed. With easy and nearby access to the seafront (less than two miles away), the busy High Street (1 1/2 miles away) and multiple leisure activities whether that is cinema and eating out or long walks in parks and green spaces everything you need is within reach.

Important Information
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The property was built as a semi-detached property approximately early 1900s with a solid wall construction and tile roof. It has subsequently been adapted to provide two separate homes and the Freehold is shared with the flat below with an approximate £200pa cost to cover communal costs. Full details can be found in the auction pack
Facilities at the property include: main services - electricity, water; ultra fast broadband from multiple
providers; mobile coverage currently mainly supported by EE and 3 but 02 and vodafone also cover the area
Council Tax Band A - currently £1504pa

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.
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 procedures 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'
.

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 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.

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 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.

Access is via a private side door taking you inside the home and straight up the stairs.
Room Information:

Lounge
13'8" x 9'6" (4.18m x 2.9m)
painted walls, laminate flooring, into wide bay window to the rear

Kitchen
11'1" x 7'10" (3.4m x 2.4m)
painted walls with contrast tiling, warm wood fitted cabinets, worktop to two sides, integrated induction hob and electric oven, space for fridge/freezer and washing machine

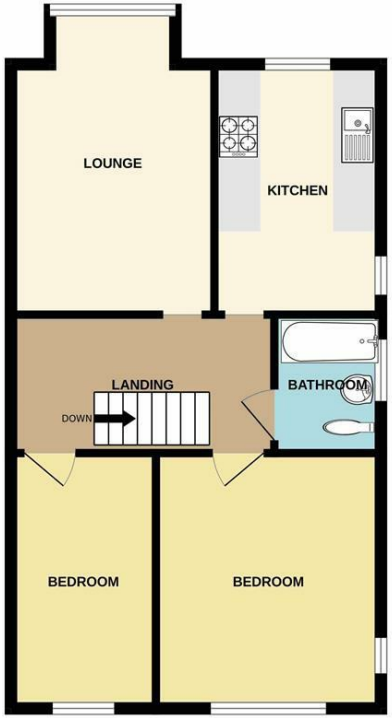
Bedroom One
11'9" x 10'5" (3.6m x 3.2m)
: nice sized double room, painted walls, carpeted with window to the front and feature window to the side

Bedroom Two
6'10" x 11'9" (2.1m x 3.6m)
good sized single room, painted walls, carpeted with window to the front

Bathroom :
5'2" x 4'3" (1.6m x 1.3m)
: painted walls, tiled around bath/shower, tiled floor, corner wc, hand wash basin and compact bath with electric shower and screen

Garden :
14'9" x 18'0" - (4.5m x 5.5m -)
private outside space, low maintenance shingle cover and shed

1ST FLOOR



Mierepresentation Act 1967: These details are prepared as a general guide only, and should not be relied upon as a basis to enter a legal contract or commit expenditure. And any intereded party should rely soley on their own Surveyor, Solicitor/Conveyancer or other professionals before committing themsleves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by the Agent or any member of Staff, as only a specific written confirmation can be provided.The Agent will not be responsible for any loss other than what specific written confirmation has been requested.

Property Misdescription Act 1991 The Agent has not tested any apparatus, equipment, fixture, fittings or services and so does not verify they are in working order, fit for purpose, or within ownership of the sellers, therefore the buyer must assume the information is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property. A buyer must assume the information is incorrect until it has been verified by their own Solicitors/Conveyancers. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph or plans for the property. Photographs of the interior of the property are given purely to give an indication of décor/style etc.. and does not imply that any furniture/fittings etc., are included. A fixtures & fittings list will be provided by the Solicitors/Conveyancers in due course. The sales particulars may change in the course of time and any interested party is advised to make a final inspection of the property prior to exchange of contracts

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