CARVERS

SALES & LETTINGS

Ashfield

Newton Aycliffe, DL5 7DB

Offers over £33,000

Apartment

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For sale by Modern Method of Auction: Starting Bid Price £33,000 plus Reservation Fee. Offering a HIGH RENTAL YIELD potential this two-storey maisonette features an entrance hallway, kitchen/dining room and large living room. There is a staircase to the landing which provides access to 3 bedrooms and a family bathroom/WC. Equipped with gas central heating to radiators and uPVC double glazing the property is neutrally decorated throughout and would make an ideal starter home or BTL investment.

- For sale Modern Auction - T & C's apply / Subject to reserve price
- Subject to reserve price
- The Modern Method Of Auction
- Two-storey maisonette
- 3 bedrooms
- Open plan kitchen/dining room
- Large living room
- uPVC double glazing
- GCH, (rads)
- No onward chain

The Modern Method of Auction

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. 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. 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. Services may be recommended by the Agent/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.

Agents Notes

Tenure:- Leasehold
125, year Lease commencing 2003
Approximately 102, years remaining on existing Lease, (2026)
Ground Rent:- Approximately £10 per annum
Mains gas, (central heating to radiators), electricity & drainage
uPVC double glazing throughout
Council Tax:- Band A
Local Authority:- Durham County Council
We would expect this property to achieve a rent of between £650pcm which equates to a gross rental yield of circa 19% based upon starting bid of £39,999

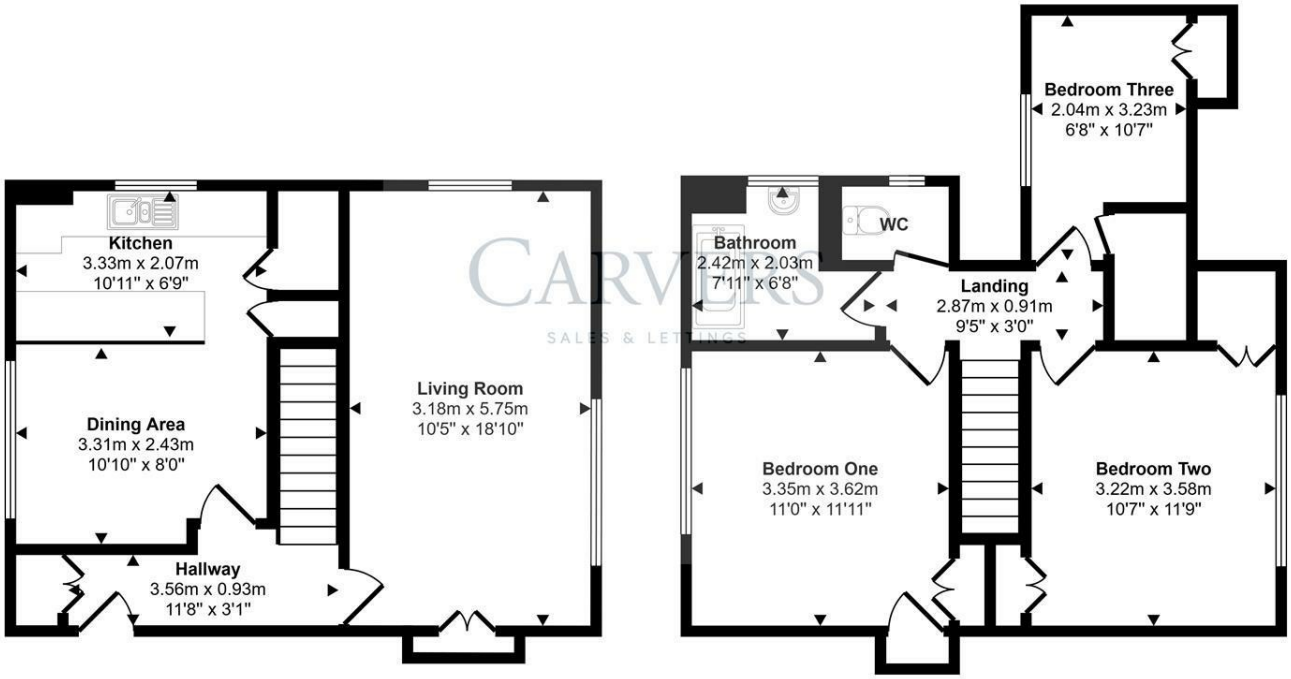
Buyer(s) Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Carver Residential they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity, this is not a credit check and will have no effect on credit history. The cost of these checks is £36 inc. VAT per buyer, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable.

Property Size

Please note the property size is taken from the Energy Performance Certificate and may not take into account all rooms from the floorplan (due to unheated space not being calculated e.g. conservatory and/or garage)

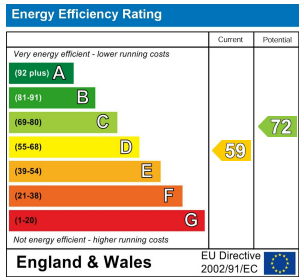
Approx Gross Internal Area
91 sq m / 983 sq ft



Ground Floor
Approx 44 sq m / 474 sq ft

First Floor
Approx 47 sq m / 509 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Property size taken from EPC
968.00 sq ft

The Property Ombudsman RICS naea propertymark PROTECTED arla propertymark PROTECTED Ethical Agent Network

These particulars do not constitute any part of an offer or contract. None of the statements contained in these particulars are to be relied on as statements or representations of fact and any intending purchaser must satisfy themselves by inspection or otherwise to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Carvers nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property.

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