



Bartley Way | | Hook | RG27 9FG

Auction Guide £130,000

Leasehold





# Bartley Way | Hook | RG27 9FG Auction Guide £130,000

Being Sold via Secure Sale online bidding. Terms & Conditions apply.  
Starting Bid £135,000.

A modern and well-presented one-bedroom apartment built in 2018, offering bright and spacious open-plan living with a generous 23' kitchen/living/dining area, double bedroom and contemporary bathroom. Ideally located close to Hook village centre and mainline station, the property is perfect for first-time buyers or investors with a potential yield of 8.7% and is offered to the market with no onward chain.

- Modern one-bedroom apartment built in 2018
- Spacious 23' open-plan kitchen/living/dining room
- For sale via modern online auction
- Excellent investment opportunity with potential for 8.7% yield
- Walking distance to Hook village centre and mainline station
- Offered to the market with no onward chain
- Contemporary fitted kitchen with integrated appliances
- Immediate 'exchange of contracts' available
- Well-maintained and secure development
- Ideal first-time purchase, downsizer or investment opportunity

A well-presented and modern one-bedroom apartment, built in 2018 and offered to the market with no onward chain, situated within the popular Providence House development in the heart of Hook. This stylish home offers approximately 532 sq ft of bright, well-designed accommodation, ideal for first-time buyers, downsizers or investors alike with the potential of generating a yield of 8.7%.

The property opens into a welcoming hallway with useful storage cupboard, leading through to an impressive 23' open-plan kitchen / living / dining room — a generous and versatile space perfect for both relaxing and entertaining. The contemporary kitchen is fitted with a range of sleek units and integrated appliances, creating a modern, low-maintenance living environment. The double bedroom provides a comfortable retreat







with space for wardrobes and furnishings, while the modern bathroom features a full suite including bath with shower over and quality fittings.

Further benefits include an airing/utility cupboard, energy-efficient construction, double glazing, and the peace of mind that comes with a recently built development. Providence House is ideally located within easy reach of Hook village centre, offering a variety of shops, cafés, and amenities, as well as Hook mainline station with direct links to London Waterloo. Excellent road connections via the M3 are also close by.

Waterfords are delighted to represent this lovely apartment, and viewings are highly recommended to truly appreciate the beauty of the home and surrounding areas.

#### 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 procedure 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



Total Area: 532 ft² ... 49.4 m²

All measurements are approximate and for display purposes only

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (12 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 64                      | 64        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

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