



**Cockington Lane, TQ2 6QT**

**Starting Bid £95,000**

This two-bedroom ground floor modern apartment is being offered to the market with NO ONWARD CHAIN. Situated close to the sea front and in lovely condition this would make an ideal home or investment property. The apartment is approached via steps leading to communal hallway with security entry system. Once inside, the lounge is bright and breezy with patio doors leading out onto a small private patio area. The kitchen comes with a range of wall, floor and drawer cupboards, space and plumbing for washing machine and dishwasher and space for fridge freezer. Bedroom 1 is a good size with double glazed window and a well-equipped en-suite with shower cubicle, wash hand basin and low-level w/c. Bedroom 2 is another good size and the family shower room has a panelled bath with shower over, low level w/c and wash hand basin. There are communal gardens, bin store and allocated parking.

**AGENT'S NOTE**

The proposed works of roof and balcony replacements to flats 7, 8, 9 and 10 are still under investigation and therefore have not been put out for tender as yet, so true costings are not known. The initial figures proposed by Croft Surveyors were in the region of £500,000, but have since been revised to £990,000, of which flat 6 is obligated to pay 6%. The initial S.20 notification was issued in February 2024 but expired before tenders were requested and the current S.20 notification was issued in August 2025.



**Gargan & Hart**  
Estate Agents



## STAR POINTS

- Ground Floor Flat
- Immediate 'Exchange of Contacts' Available
- Sola via 'Secure Sale'
- NO ONWARD CHAIN
- Private Patio
- Close to Sea Front
- Sought After Location
- Close to Cockington Estate
- Communal Gardens
- Allocated Parking

## ADDITIONAL INFORMATION

Tenure - Leasehold (109 years remaining)

Service Charge - £1,100pa

Council Tax Band - D

For prices & more information about Council Tax go to:

<https://www.torbay.gov.uk/council-tax/>

Local Authority - Torbay Council

EPC - C

There is a water meter at the property.

Check broadband Availability at Openreach Fibre-Checker.

<https://www.openreach.com/fibre-checker>

Check mobile signal at Ofcom Mobile-Coverage.

<https://checker.ofcom.org.uk/en-gb/mobile-coverage>



## 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.

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 of up to 6% inc VAT (subject to a minimum of 6,000 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.