



10 Whiting Avenue,
£260,000

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Agent ID - PC17980 -Being Sold using the GOTO Reservation Fee Process

This property is being offered for sale using the GOTO Reservation Fee Process. If your offer is accepted, you will pay a non-refundable Reservation Fee of £5,676 including VAT (in addition to the agreed purchase price) before solicitors are instructed.

The Reservation Fee secures the property, removes it from the market and helps provide greater certainty for both buyer and seller whilst the transaction progresses.

Buyer's Fees

The successful buyer will be required to pay the below non-refundable fees:

- Reservation Fee: £5,280 including VAT (payable in addition to the agreed purchase price)
- Legal Pack Fee: £396.00 including VAT

- Being Sold by GOTO Reservation Fee Process
- Property removed from the market once reserved
- Non-refundable buyer's fees apply
- Two bedroom apartment
- Balcony
- Excellent condition

Where a Buyer Information Pack has been prepared by GOTO Group, the successful buyer will be required to pay a non-refundable fee of £396.00 including VAT towards the cost of its preparation. This pack can then be used by your solicitor to help progress the transaction.

The Reservation Fee may be taken into account when calculating Stamp Duty Land Tax.

Material information:

If you intend to purchase using mortgage finance, you should satisfy yourself that the property is suitable for the purposes for which you intend to use it and that it meets your lender's requirements to secure lending before committing to the purchase.

A Legal Pack is available for this property and should be reviewed carefully before proceeding. Neither GOTO Group nor the estate agent accepts any responsibility or liability for the accuracy or completeness of the Legal Pack and shall not be liable for any loss or damage arising from any inaccuracies, omissions or errors contained within it. Buyers should review the Legal Pack carefully, carry out their own due diligence and obtain independent legal advice where appropriate before proceeding.



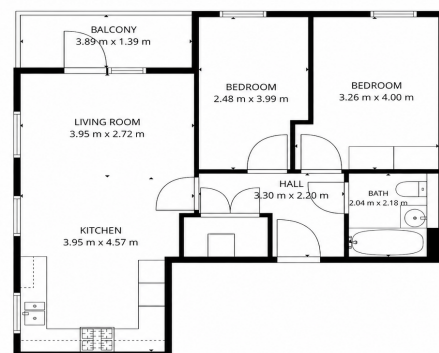
Floor Area: sq. ft.

Tenure: Leasehold

Service Charge: £2370 per annum

Ground Rent: £0 per annum

Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	



TOTAL: 62 m²
 EXCLUDED AREAS: BALCONY: 5 m², WALLS: 6 m²
 FLOOR PLAN CREATED BY EURLCASA APP. MEASUREMENTS DERIVED HIGHLY RELIABLE BUT NOT GUARANTEED.