Alma House

Darlington DL3 9EL

By Auction £280,000

Venture
PROPERTIES

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Alma House

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x 8 x 4 x 4

- 4x 2 bed self-contained apartments
- 4x long leasehold titles (125y from 2012)
- 2x flats with private balconies
- Impressive Apartment
- Modern Fitted Kitchen
- Viewing Essential
- Close To Amenities
- Stylish Bathroom
- Income of over £26,000pa when fully let

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £280,000.
This property will be legally prepared enabling any buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Investment Opportunity – Block of Four Two-Bedroom Flats.

An excellent opportunity to acquire a block of four self-contained two-bedroom flats situated on the well-established West Auckland Road in Darlington. The property is offered as a commercial investment, making it an attractive purchase for investors seeking a ready-made income-producing asset.

The building comprises four well-proportioned two-bedroom apartments, each arranged to provide practical and comfortable accommodation. Each flat typically benefits from a living room, kitchen, two bedrooms, and bathroom facilities, offering layouts well suited to the local rental market.

Three of the four flats are currently let, producing a combined rental income of £1,695 per calendar month, providing immediate income for a purchaser with the potential to further increase returns once the remaining unit is occupied.

The property is located within a popular and convenient residential area, offering easy access to Darlington town centre, a range of local shops and amenities, schools, and public transport links. The area also benefits from good connectivity to the A68 and A1(M), making it well positioned for commuting across the region.

This property presents a strong buy-to-let investment opportunity, offering multiple income streams and the potential for long-term capital growth in an established rental location.

Layout of apartments as below

ENTRANCE HALLWAY

With security intercom, double fitted cupboards, wall mounted modern gas central heating radiator.

LOUNGE

17'10" x 14'1" (5.44 x 4.29)
Situated to the front of the property. With three double glazed windows across the front elevation, double gas central heating radiator, tv aerial point. A large impressive space.

KITCHEN

9'2" x 12'1" (2.79 x 3.68)
A stylish modern contemporary high gloss white kitchen fitted with a range of wall, floor and drawer units with contrasting bamboo effect laminate work surfaces, integrated electric hob with overhead glass and stainless steel extractor chimney, integrated stainless steel oven, integrated washing machine and fridge/freezer, New York style wall tiles, dark laminate wood effect flooring, gas central heating radiator and ceiling spotlights.

BEDROOM 1

16'9" x 12'1" (5.11 x 3.68)
A larger than average double bedroom offering dual aspect views with two double glazed windows, one to the rear and one to the side of the property, double gas central heating radiator.

BEDROOM 2

10'0" x 11'11" (3.05 x 3.63)
With double glazed window to the rear elevation and double gas central heating radiator.

BATHROOM/WC

A stylish modern contemporary bathroom suite in white comprising bath with overhead rain shower and glass wall mounted shower screen and second shower hose, push button flush wc, wash hand basin with stylish stainless steel mixer tap, tiled flooring, New York style part tiled walls, ceiling spotlights and wall mounted chrome towel dryer.
Venture Properties highly recommend a viewing of this apartment to appreciate the quality fixtures and fittings throughout and the way the apartment has been designed giving it a light spacious contemporary modern feel.

AUCTIONEERS NOTES

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 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 referred to as the '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 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 in vat) is also required to be paid upon agreement of sale. The reservation fee is in additional 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 tot he customer to pass their details to third party service suppliers, from which a referral fee may be obtained. Three is no requirement or indeed obligation to use these recommended suppliers or services.

Note

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, and are not precise. Floor plans where included are not to scale and accuracy is not guaranteed. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller. We cannot also confirm at this stage of marketing the tenure of this house

Tenure

This property is Leasehold
125 years from 1st June 2012

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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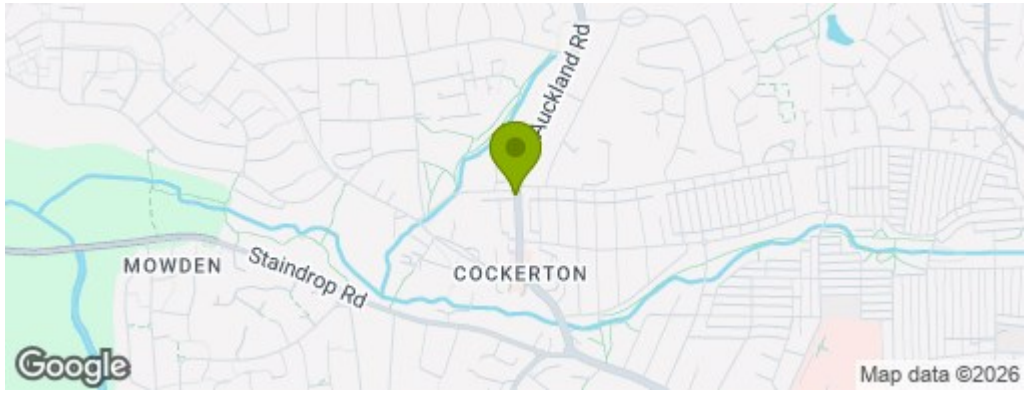

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