Northbeck House

Darlington DL1 1RA

By Auction £45,000

Venture
PROPERTIES

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Northbeck House

Darlington DL1 1RA

x 1 x 1 x 1

- One Bedroom Apartment
- Designed To High Standard
- EPC Rating
- North Road/Town Centre
- Communal Terrace Area
- SOLD WITH SITTING TENANT PAYING £350 pcm
- Tastefully Decorated
- Council Tax Band A

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £45,000
This property will be legally prepared enabling any interested 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.

SOLD WITH SITTING TENANT PAYING £350 PCM

A neat and tidy one bedroom apartment situated very close to the town centre being tastefully decorated and designed to a high standard.

In brief the accommodation comprises of: Entrance Hallway with storage facilities, Lounge/Kitchen, Bedroom, Bathroom/WC. There is a communal terrace area with bin store facilities.

Entrance Hall
With storage cupboard, intercom system, electric storage heater, double storage unit with plumbing connections for an automatic washing and washer.

Lounge/Kitchen
12'11" x 12'3" (3.94 x 3.73)
Situated to the front. With laminated flooring, double glazed window, electric storage heater. KITCHEN AREA: with a quality range of wall, floor and drawer units with contrasting work surfaces with integrated fridge and freezer, integrated oven and hob with overhead extractor unit and stainless steel sink unit.

Lounge

Bedroom 1
8'0" x 12'3" (2.44 x 3.73)
Situated to the front. With double glazed window, fitted robes with hanging and storage space and matching bedside cabinet.

Bathroom
With a white suite comprising: panelled bath with overhead shower, pedestal wash hand basin, low level wc, part tiled walls, heated towel rail and slate tiled flooring.

Exterior
The property has a communal terraced area with bin storage facilities to the rear within a lockable unit,

Tenure
This property is Leasehold
125 year Lease from 29/9/2006

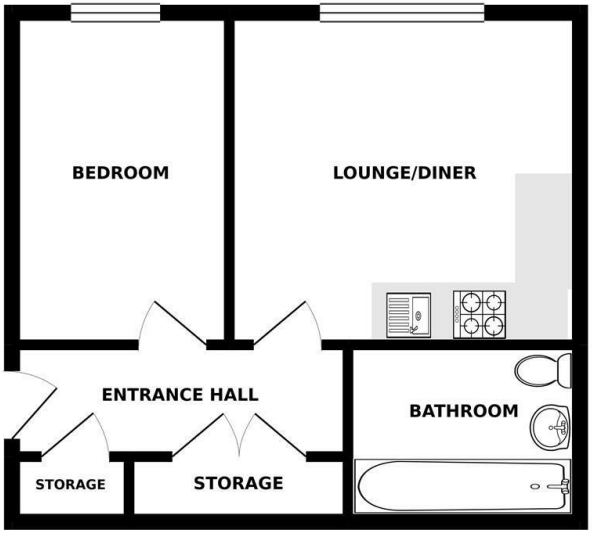
Property Details
Band A

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

Disclaimer
Some photos have been taken prior to marketing

Auctioneers 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.
Auctioneers Additional Comments
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 fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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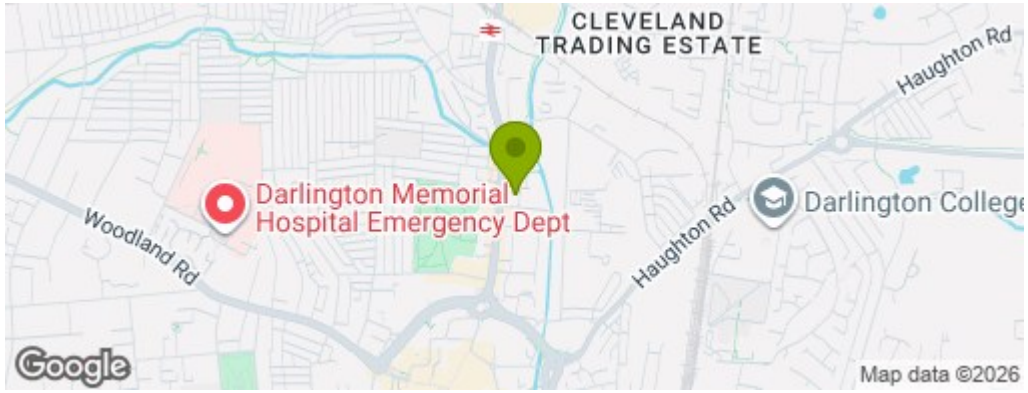

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