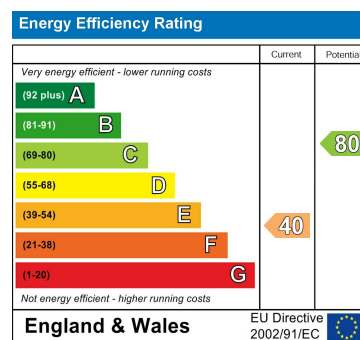




## Edrich House, North Shields



**Important Information**

All rooms have been measured with electronic laser and are approximate measurements only. None of the services to the above property have been tested by ourselves, and we cannot guarantee that the installations described in the details are in perfect working order. Brannen & Partners for themselves, the vendors or lessors, produce these brochures in good faith and are a guidelines only. They do not constitute any part of a contract and are correct to the best of our knowledge at the time of going to press. Pictures may appear distorted due to enlargement and are not to be used to give an accurate reflection of size. All negotiations and payments are subject to contract.

By Auction £15,000

## Description

PROPERTY FOR SALE BY MODERN METHOD OF AUCTION

GROUND FLOOR STUDIO FLAT SITUATED WITHIN THIS RESIDENTIAL DEVELOPMENT IN NORTH SHIELDS OFFERED WITH NO UPPER CHAIN

Brannen & Partners welcome to the market this studio flat located on the ground floor of this residential development in North Shields. Requiring modernisation and for sale by the Modern Method of Auction representing an excellent investment opportunity.

Briefly comprising: Communal entrance to a private hallway leading to the lounge/bedroom which has double doors opening out to the communal gardens. The kitchen has fitted units and bathroom comprises a bath, hand basin and W.C.

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

## Communal Entrance

### Private Hallway

### Lounge/Bedroom

14'11" x 13'3"

### Kitchen

9'1" x 6'1"

### Bathroom

9'0" x 5'3"

### Externally

There are communal gardens as well as off street parking.

### Tenure

Leasehold

