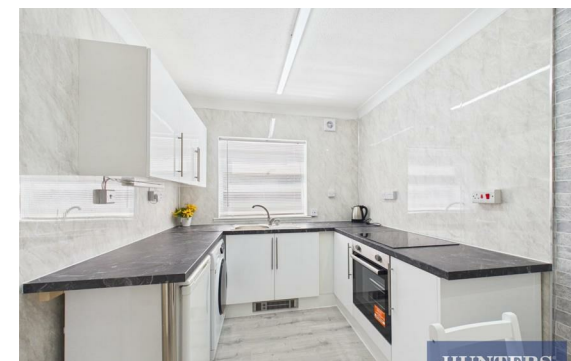




## St Johns Avenue, Bridlington, YO16 4NG

- SOLD VIA MODERN METHOD OF AUCTION - TERMS BELOW
- Two Generous Double Bedrooms
- Basement
- EPC Rating: D
- Large Ground Floor Apartment
- Modern Kitchen & Wet Room
- Rear Garden & Single Garage

**By Auction £130,000**



# Flat 1, 26 St Johns Avenue, Bridlington, YO16 4NG

## DESCRIPTION

**\*\* SOLD VIA MODERN METHOD OF AUCTION \*\***

A well-presented large ground floor apartment located on St Johns Avenue, offering convenient access to the town centre, supermarkets, schools and local shops, making this an ideal home for a range of purchasers. The apartment benefits from a single detached garage to the rear and a useful basement providing additional storage space.

Entering the property, you are welcomed through the hallway into the lounge, leading to a modern fitted kitchen with space for a dining table. The accommodation also comprises two generous double bedrooms and a fully tiled wet room. Externally, there is a garden area and detached garage. Early viewing is recommended.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd).

If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

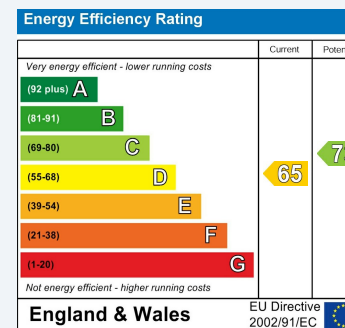






## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

### Viewings

Please contact [bridlington@hunters.com](mailto:bridlington@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.