

ON HOLD



Finchlay Court, Middlesbrough

2 Bedrooms, 1 Bathroom, Upper Floor Apartment

Auction Guide Price £81,000



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- Bid to Buy
- Chain Free Sale
- Ideal for Investors
- Good Rental Yield
- Upper Floor Apartment



FULL DESCRIPTION We are delighted to offer for sale this upper floor apartment located in Finchlay Court, Middlesbrough. This is a perfect investment opportunity with a potential rental of around £750 pcm and available with no onward chain. This well presented upper floor apartment briefly comprises of entrance hall, lounge, kitchen, bathroom and two double bedrooms complete with balcony off the main bedroom. Complete with double glazing and gas central heating. Externally there is an allocated parking space. Viewing is highly recommended. For sale by Modern Method of Auction; Starting Bid Price £81,000 plus Reservation Fee. This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd"

INTERNALLY

COMMUNAL ENTRANCE HALL

ENTRANCE HALL With laminate flooring, loft access and airing cupboard.

LOUNGE DINER 11' 3" x 10' 10" (3.44m x 3.31m) With laminate flooring, uPVC door leading to the balcony, uPVC double glazed window to the front aspect, intercom system and gas central heating radiator.

KITCHEN 9' 8" x 6' 2" (2.97m x 1.89m) Fitted with a range of wall and base units with granite effect roll top work surfaces, stainless steel sink with mixer tap, plumbing for washing machine, space for fridge freezer, gas hob with electric oven under, uPVC double glazed window to the rear aspect, cream tiled splash backs and radiator. Ceiling spotlights.

BATHROOM To the rear aspect. The bathroom has been fitted with a beautiful three piece suite comprising



of straight panelled bath with shower over, vanity wash hand basin with mirrored cupboard over and close coupled WC. The walls are travertine tile and there is a uPVC double glazed window and chrome effect towel radiator.

BEDROOM TWO 7' 1" x 10' 5" (2.16m x 3.19m)
 Situated at the rear of the property with uPVC double glazed window to the rear aspect, spot lights, cupboard housing the a wall mounted Worcester boiler and gas central heating radiator. Remote control dimmable spotlights.

BEDROOM ONE 10' 2" x 10' 10" (3.11m x 3.31m) With modern laminate flooring, patio doors to the balcony and gas central heating radiator. Remote control dimmable spotlights.

BALCONY Accessed via the main bedroom and lounge.

EXTERNALLY

PARKING Allocated parking space.

AUCTIONEERS COMMENTS 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 £349.00 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 4.5% 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.

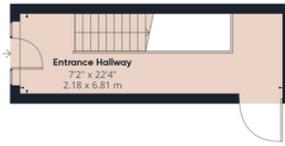


Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Any payment that will be received by the Agent or Auctioneer will be confirmed to you in writing before services are taken. Services are optional.

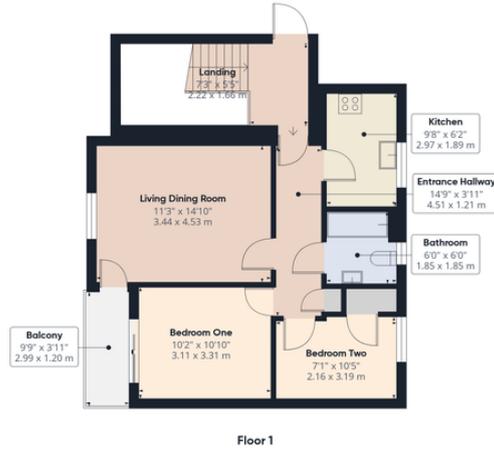


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	78 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area^m
 732 ft²
 68 m²

Balconies and terraces
 38 ft²
 3.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

