



4 Glenalmond House,, 87 Stanwell Road, Ashford. TW15 3EQ

FOR SALE BY ONLINE AUCTION. Starting Bid £155,000. Terms and Conditions apply.

WELL PRESENTED ONE BEDROOM APARTMENT IN SMALL PURPOSE BUILT DEVELOPMENT IDEALLY POSITIONED FOR ASHFORD TOWN CENTRE & MAINLINE STATION. The property benefits from a separate modern fitted kitchen, lounge/diner with patio doors to communal gardens, double bedroom and modern white bathroom suite. Viewings Highly Recommended!

ROOM DESCRIPTIONS

Communal Entrance

With door to apartment.

Entrance Hall

Light and power points, cupboard housing hot water tank, night storage heater, entryphone system. Doors to:

Lounge/Diner

Rear aspect UPVC double glazed sliding patio doors to communal garden, light and power points, night-storage heater.



Kitchen

Side aspect UPVC double glazed window, range of fitted units at eye and base level, roll edged worktops, sink drainer unit with mixer tap, built-in oven and hob with extractor over, space for washing machine and low level fridge, partly tiled walls.



Bedroom

Rear aspect UPVC double glazed Bay window, light and power points.



Bathroom

Panel enclosed bath with shower over, pedestal wash hand basin, low level W.C, extractor, tiled walls, tiled floor, light point.



Outside

Communal Grounds & Parking

Well-kept lawn area, communal bin storage and residents parking.



ROOM DESCRIPTIONS

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'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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 Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

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.

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.

Auctioneers Additional Comments

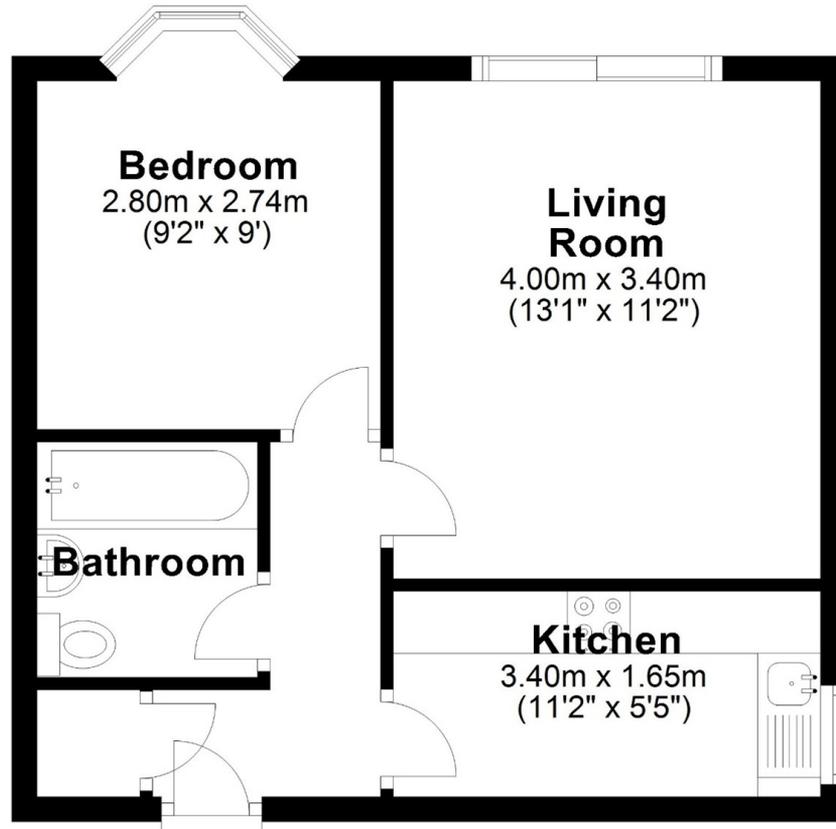
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit of 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 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.

FLOORPLAN



Ground Floor

Approx. 36.0 sq. metres (387.3 sq. feet)



Total area: approx. 36.0 sq. metres (387.3 sq. feet)