



Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

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.

This one bedroom ground floor maisonette is offered to the market in a fair condition throughout. Perfect for first time buyers or investors, the property would achieve approx. £950-1000 per calendar month in rental income.

The property comprises 17ft living room with space for dining furniture, kitchen, bathroom and double bedroom with fitted wardrobes. The property is fully electric and is offered with one allocated parking space. There are ample residents parking bays also available.

The property is situated within walking distance of Langley station and multiple other transport links to London and Heathrow airport, and benefits no onward chain.



Property Information

-  IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
-  ONE BEDROOM GROUND FLOOR MAISONETTE
-  ONE ALLOCATED PARKING SPACE AND AMPLE RESIDENTS BAYS
-  QUIET 1990'S DEVELOPMENT
-  RENTAL INCOME OF APPROX. £950-£1000 PCM
-  BEING SOLD VIA 'SECURE SALE'
-  FAIR CONDITION THROUGHOUT
-  WALKING DISTANCE TO LANGLEY STATION
-  PERFECT FOR FIRST TIME BUYERS OR INVESTORS
-  NO CHAIN

					
x1	x1	x1	x1	Y	N
Bedrooms	Reception Rooms	Bathrooms	Parking Spaces	Garden	Garage

Lease Information

Length of lease - 65 years remaining
 Service charge - £831 per month
 Ground rent - £75 per year

Auctioneer's 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'.

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.

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 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 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.

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.

Floor Plan

Approximate Gross Internal Area = 34.4 sq m / 370 sq ft

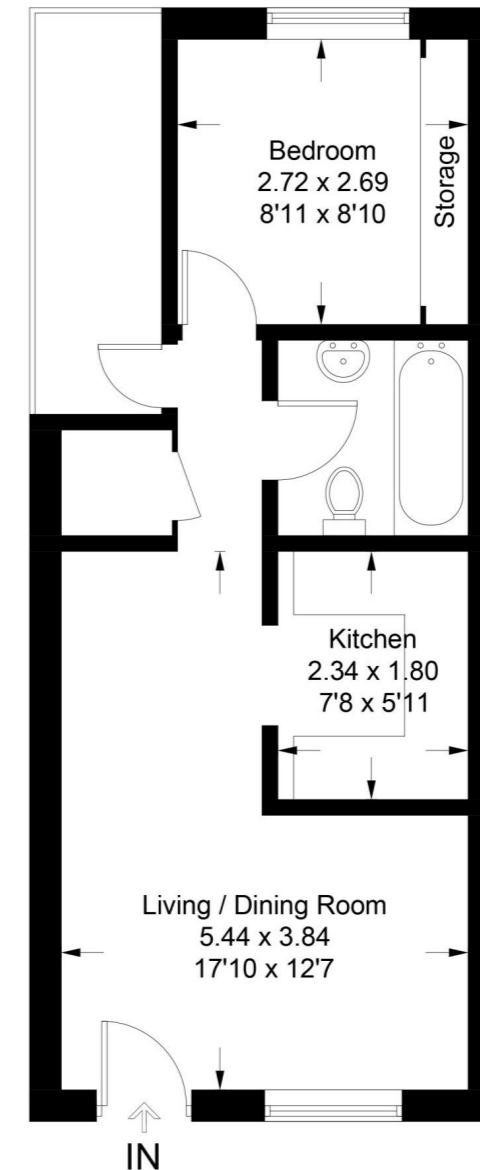
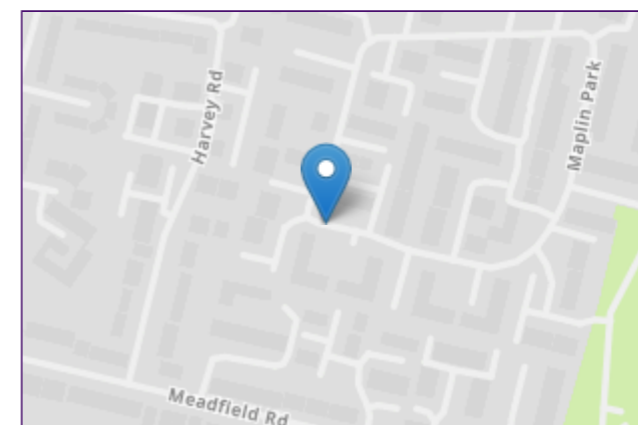


Illustration for identification purposes only, measurements are approximate, not to scale. Fouriabs.co @ (ID1136002)

Prospective purchasers should be aware that these sales particulars are intended as a general guide only and room sizes should not be relied upon for carpets or furnishing. We have not carried out any form of survey nor have we tested any appliance or services, mechanical or electrical. All maps are supplied by Goview.co.uk from Ordnance Survey mapping. Care has been taken in the preparation of these sales particulars, which are thought to be materially correct, although their accuracy is not guaranteed and they do not form part of any contract.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	58	69
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	