



Day & Co  
ESTATE AGENTS

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**Starting Bid £110,000**

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- First Floor Apartment
- Being Sold via Secure Sale online bidding
- Starting Bid £110,000

- Two Bedrooms
- Terms & Conditions Apply
- EPC Rating C

**SUMMARY**

\*\* Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £110,000 \*\* A well presented, first floor apartment, Two Bedrooms, Shower Room, Garage, Rear Garden Space, Own Private Entrance, Viewing Advised, EPC Rating C

**FULL DESCRIPTION**

\*\* Being Sold via Secure Sale online bidding. Terms & Conditions Apply. Starting Bid £110,000 \*\*

A well presented, two bedroom first floor apartment with single garage and rear garden space situated in the popular village of Harden. This apartment has its own private entrance on the ground floor, a staircase leads you to the internal hallway where all rooms can be accessed. The kitchen is located at the front of the property and is equipped with modern wall and base units, there's also a utility cupboard with space for a washing machine. The living room is a good size and is also located at the front. Both of the bedrooms are located at the rear of the property and with far reaching views. Completing the accommodation is a Shower Room with a walk in shower, toilet and basin. Leasehold

**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'.

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.

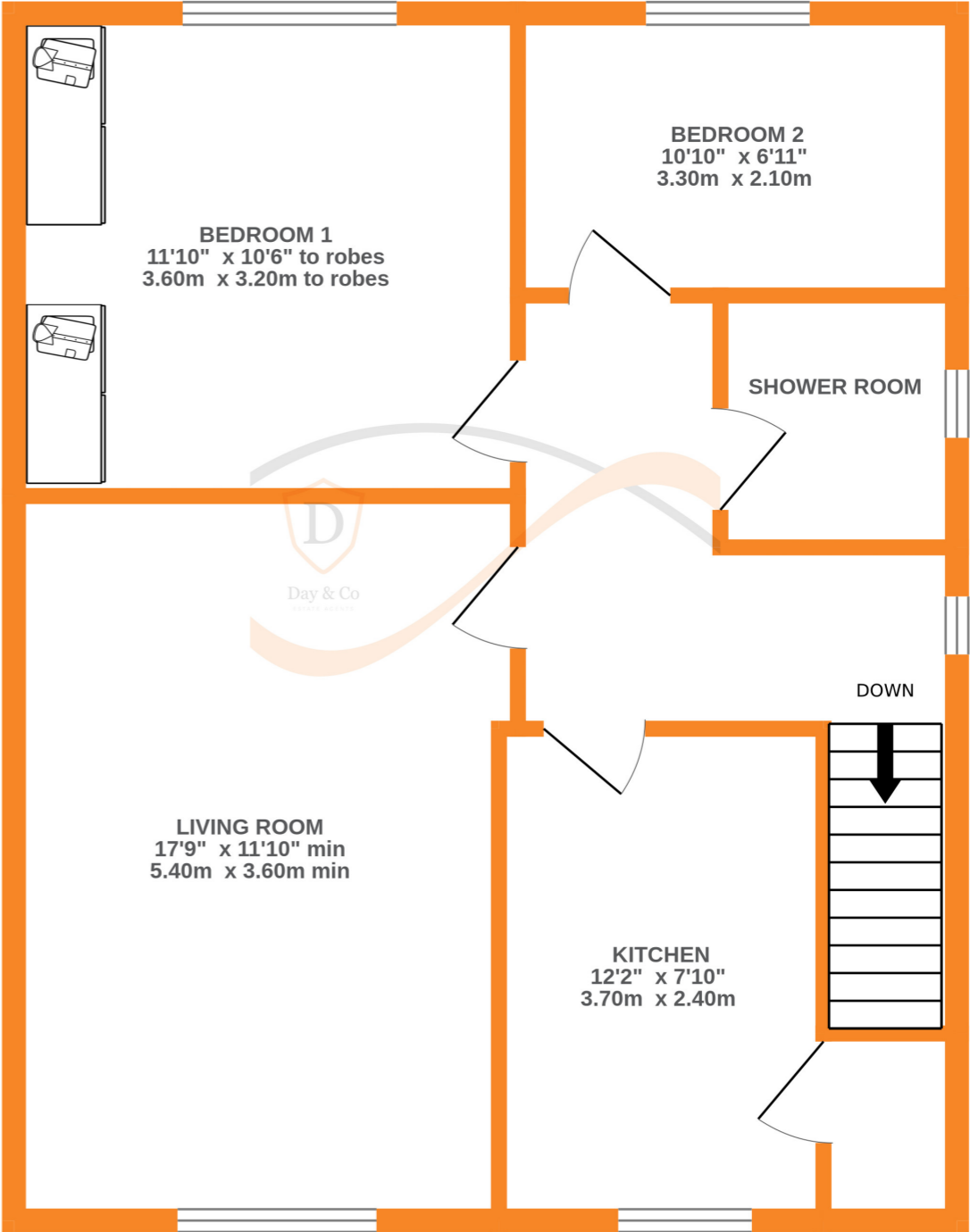
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

**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 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.

FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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