



36 Elmcroft Close, Bedfont. TW14 9HH

- Entrance Hall
- Living / Dining Room
- Modern Kitchen
- Two Bedrooms
- Modern Bathroom
- Double Glazing
- Gas Central Heating
- Garden Area
- Available Immediately
- HIGHLY RECOMMENDED



PROPERTY DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £135,000 A spacious first floor maisonette with private rear garden, located in a popular and quiet cul-de-sac along the ever popular Staines Road with bus links to Feltham, Hatton Cross Underground Station and Heathrow Airport. We have been advised there is a lease of approximately 56 years remaining. There is a tenant in situ currently paying £1100 PCM on a periodic tenancy agreement and the property is up to date with all landlord certificates.



ROOM DESCRIPTIONS

Entrance Hall

Approached via exterior stairs and side aspect UPVC door, carpeted flooring, loft hatch and doors to rooms.

Living Room

4.14m x 3.15m (13' 7" x 10' 4") Front aspect double glazed bay window, carpeted flooring and wall mounted radiator. Entryway to;

Kitchen

1.97m x 2.26m (6' 6" x 7' 5") Front aspect double glazed windows, a range of eye and base level units with integrated combi boiler, drainage sink and space for white goods.

Bedroom One

3.90m x 2.80m (12' 10" x 9' 2") Rear aspect double glazed window, carpeted flooring, wall mounted radiator.

Bedroom Two

2.50m x 1.97m (8' 2" x 6' 4") Rear aspect double glazed window, carpeted flooring, wall mounted radiator.

Bathroom

1.52m x 2.26m (5' 0" x 7' 5") Side aspect double glazed window with frosted glass, bath tub with shower attachment, low level WC, pedestal wash basin.

Garden

Paved with wooden shed.

Tenure

We have been advised there is a lease of approximately 52 Years and a ground rent of £25 per annum. No service charge. We recommend you confirm this with your solicitor prior to exchange.

Auctioneers 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.

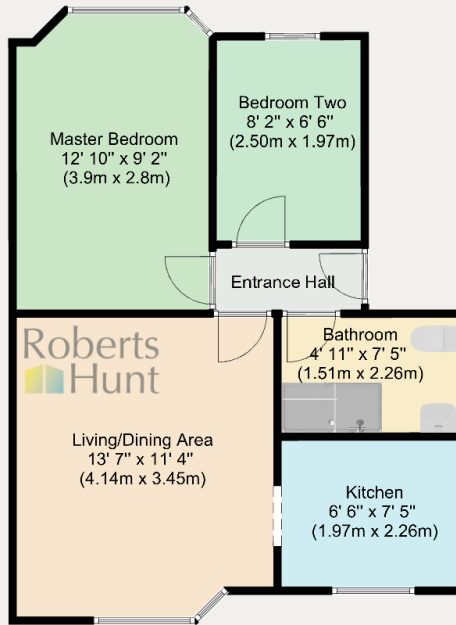
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		74
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	