



**FLAT 2 THE LODGE SALTS DRIVE**  
**BROADSTAIRS**

**£200,000**

- Chain Free
- Ground Floor Apartment
- Private Garden
- Two Bedrooms
- Off Street Parking
- Share Of Freehold

## ABOUT

The property is being sold at online auction on the 21st of April at 12 Midday. Starting Bid Price £200,000 plus Reservation Fee...

TWO BEDROOM GROUND FLOOR APARTMENT WITH PRIVATE GARDEN BEING SOLD CHAIN FREE!!

Miles and Barr are delighted to bring to market this two bedroom, ground floor apartment with a private garden. Located within The Lodge on Salts Drive, this property is ideal for buyers who are looking to be close to local schools, amenities and transport links. Internally the property comprises an entrance hall leading to a spacious lounge diner, separate kitchen, conservatory and two well proportioned bedrooms serviced by a family bathroom. Externally the property benefits from off street parking and a private rear garden.

Please call Miles and Barr on 01843 888444 to arrange an internal viewing.

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

## LOCATION

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance. The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

## DESCRIPTION

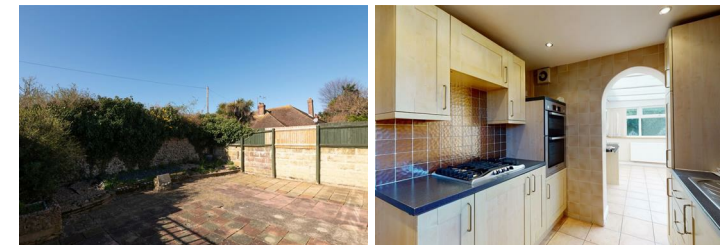
Entrance  
Entrance Hall  
Lounge Diner  
Kitchen  
Bedroom One  
Bedroom Two  
Bathroom  
Conservatory



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Miles and Barr believe in fair and transparent fees and charge among the lowest Tenants fees in the area. In addition to the rent and deposit, there is an administration fee of £150 per applicant. Guarantor and Pet fees may also be payable. Full details are available on our website. For Referral Fee Disclosure please visit: [www.milesandbarr.co.uk/referral-fee-disclosure](http://www.milesandbarr.co.uk/referral-fee-disclosure)