

£100,000

Kingston House, North End PO2 8AA

**bernards**  
THE ESTATE AGENTS



## HIGHLIGHTS

- ❖ TWO BEDROOM
- ❖ SECOND FLOOR
- ❖ MODERN KITCHEN
- ❖ T&C's APPLY
- ❖ CLOSE TO LOCAL SHOPS
- ❖ ALLOCATED PARKING
- ❖ SUBJECT TO RESERVE PRICE
- ❖ CENTRAL HEATING
- ❖ DOUBLE GLAZING
- ❖ MODERN BATHROOM

Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £100,000

We are pleased to offer to the market this two bedroom, modern apartment in Kingston Crescent, North End.

Boasting a modern feel throughout, the flat offers two bedrooms, bathroom and

lounge with kitchenette area. There is also an allocated off road parking space to the front of the building, and lift access.

The property is offered with an allocated parking space.

currently rented out for £950 per calendar month.

Call today to arrange a viewing

02392 728090

[www.bernardsea.co.uk](http://www.bernardsea.co.uk)





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# PROPERTY INFORMATION

## KITCHEN/LOUNGE

Vinyl flooring, smooth walls and ceiling, double glazed windows to rear elevation, kitchenette area with matching wall and base units, stainless steel sink with drainer, four ring electric hob over oven, overhead extractor, space for washing machine and fridge freezer.

## BEDROOM ONE

Carpeted flooring, smooth wall and ceiling, 1x radiator, double glazed windows to rear elevation.

## BEDROOM TWO

Carpeted flooring, smooth walls and ceiling, 1x radiator, double glazed windows to rear elevation.

## BATHROOM

Tiled flooring, three piece bathroom suite, low level w/c and hand wash basin, chrome heated towel rail, shower over bath.

## Right to Rent Checks

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.

## Removal Quote

As part of our drive to assist clients with all aspects of the moving process, we have sourced a reputable removal company. Please ask a member of our sales team for further details and a quotation.

## Auctioneer's 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

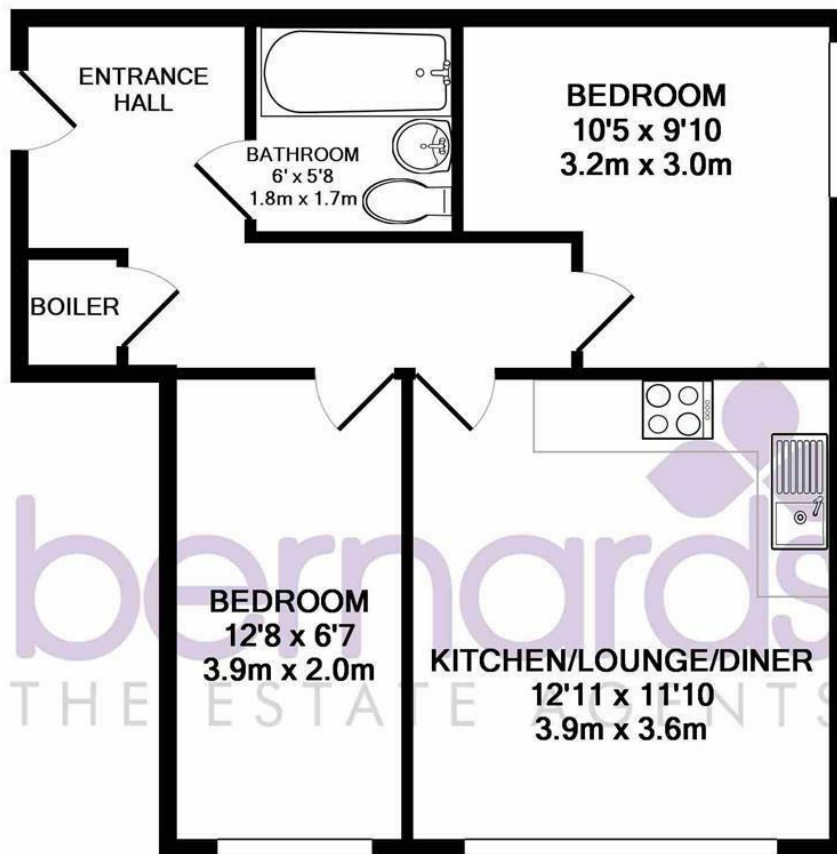
In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation 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 plus) A                                 |  |                         |           |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 60                      | 60        |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |

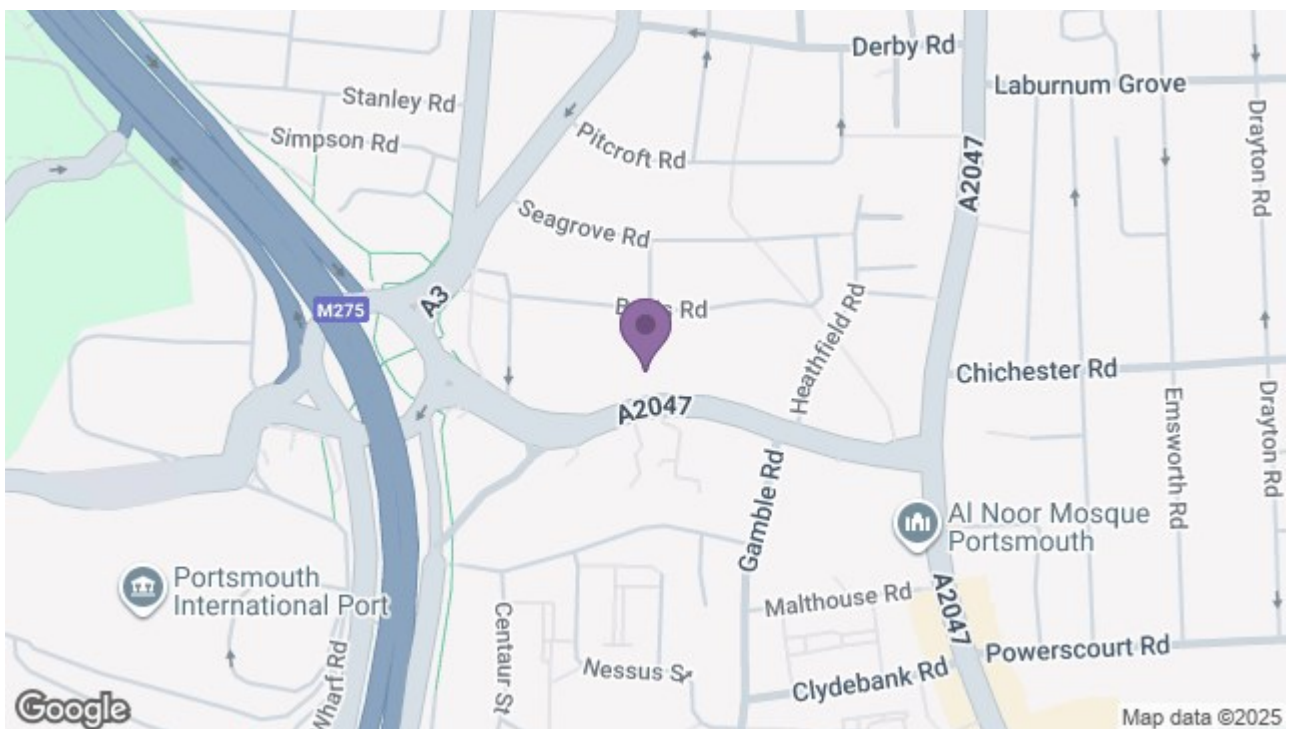




TOTAL APPROX. FLOOR AREA 457 SQ.FT. (42.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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