



Flat 3, 133 Wellington St

Auction Guide
£85,000

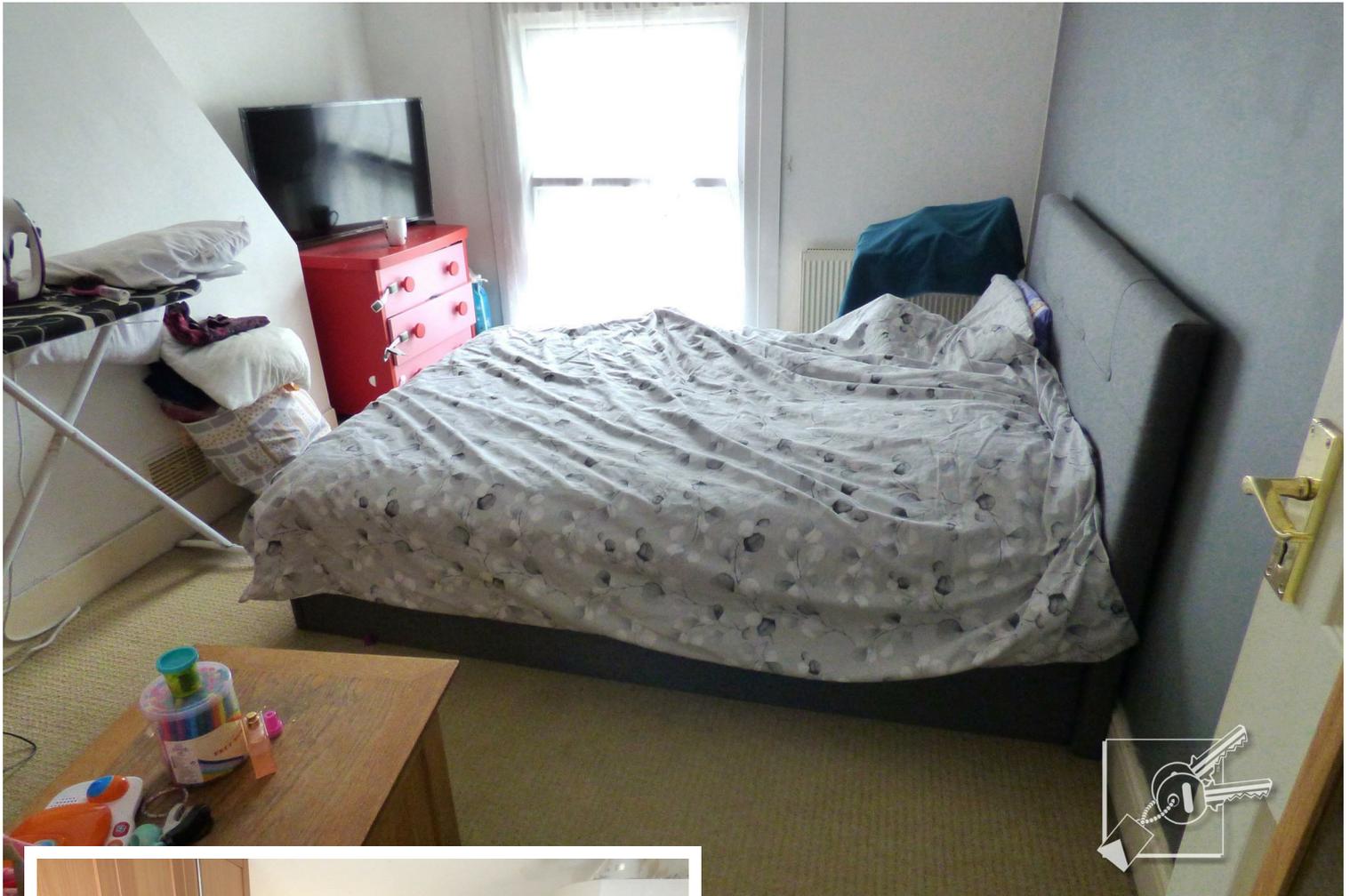


- SOLD VIA ON LINE AUCTION
- Tenant in Situ
- Ideal Investment

- 108 years remaining on Lease
- Town Centre Location



133 Wellington Street, Gravesend, , DA12 1JE



LOCATION:

Wellington Street is a bustling thoroughfare located in the heart of Gravesend, a historic town nestled on the south bank of the River Thames. The street stretches from its intersection with Wrotham Road in the west to its junction with Milton Road in the east, covering a distance of approximately 0.3 miles. The street's architecture is varied, with many buildings dating back to the Victorian era and earlier, giving it a distinctly historic feel. The street has good transport links, with Gravesend train station located just a short walk away, providing easy access to London and the high speed rail link. Drivers will find there is easy access to A2/M2 from here and Bluewater is just a short drive away.

PROPERTY DESCRIPTION:

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £85,000
Top floor flat of a large converted house with long lease and ideal for investment. Being sold with a tenant in situ with a rent of £400pcm currently. (Achievable rent £800pcm currently – 22.08.2023)

COMMUNAL ENTRANCE:

Entry phone system and stairs to flat

HALLWAY:

Entrance door, entry phone handset. Electrical consumer unit and carpet.



LOUNGE:

3.81m x 2.97m (12'6 x 9'9)

Double glazed window to front, radiator and inset ceiling spot lights, chimney breast.

BEDROOM:

3.84m x 1.98m (12'7 x 6'6)

Double glazed window to front, radiator and carpet.

KITCHEN:

3.02m x 1.91m (9'11 x 6'3)

Double glazed window to rear, vinyl floor, localised splashbacks to walls, roll top work surfaces and a range of wall and floor beech effect units. Boiler and fitted gas hob, extractor and oven. Under counter space for washing machine. Stainless steel sink and drainer with window over. Inset ceiling spot lights.



SHOWER ROOM:

2.11m x 1.50m (6'11 x 4'11)

Vinyl tiled floor, white suite consisting of pedestal basin, w.c. and glazed shower cubicle. Heated towel rail. Window.

TENURE:

125 year lease started on 24.6.2006 - 108 years remaining
Ground Rent - £150 per annum
Service Charge - £1200 per annum
Council Tax: Gravesham Borough Council Band A - £1392.76 2023/2024

LOCAL AUTHORITY:

Gravesham Borough Council Band A
£1392.76 2023/2024

SERVICES:

Mains gas, electricity and water.

AUCTION NOTES:

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'.

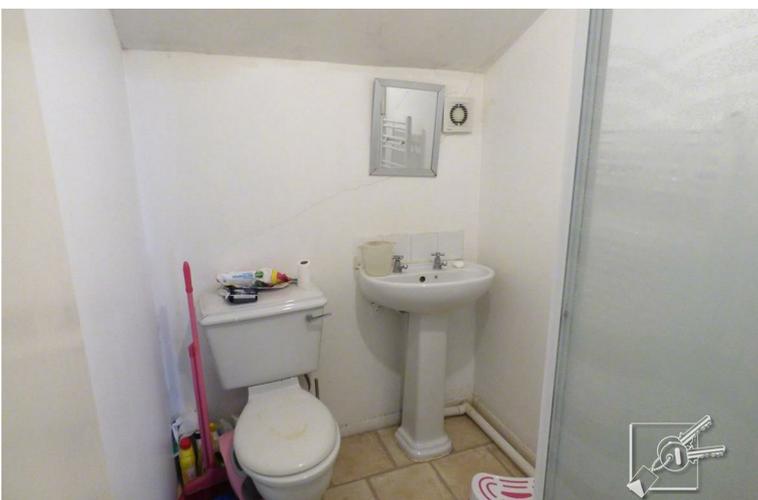
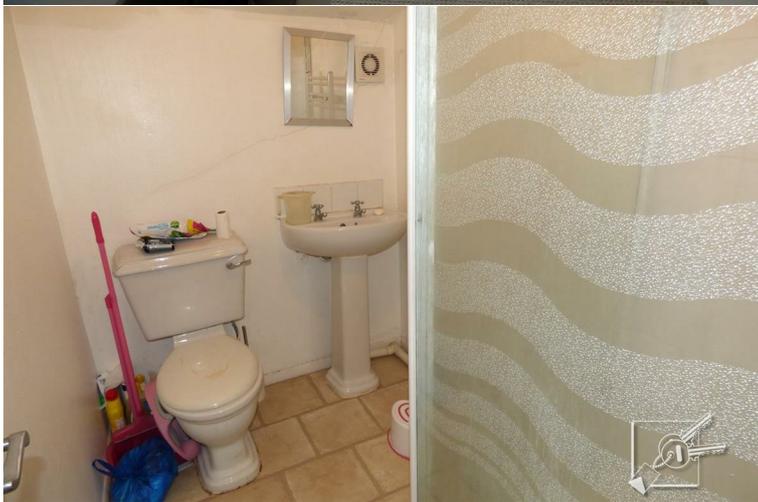
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

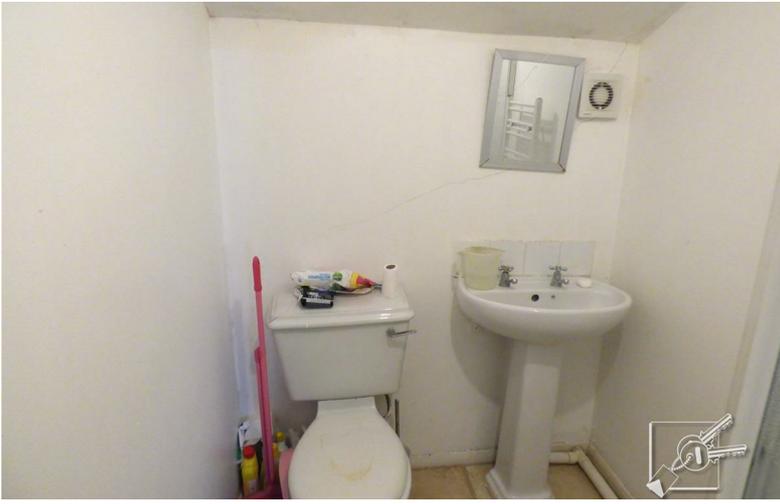
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

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.



Top Floor



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.