



1c, South Street,
Gravesend, DA12 1DA

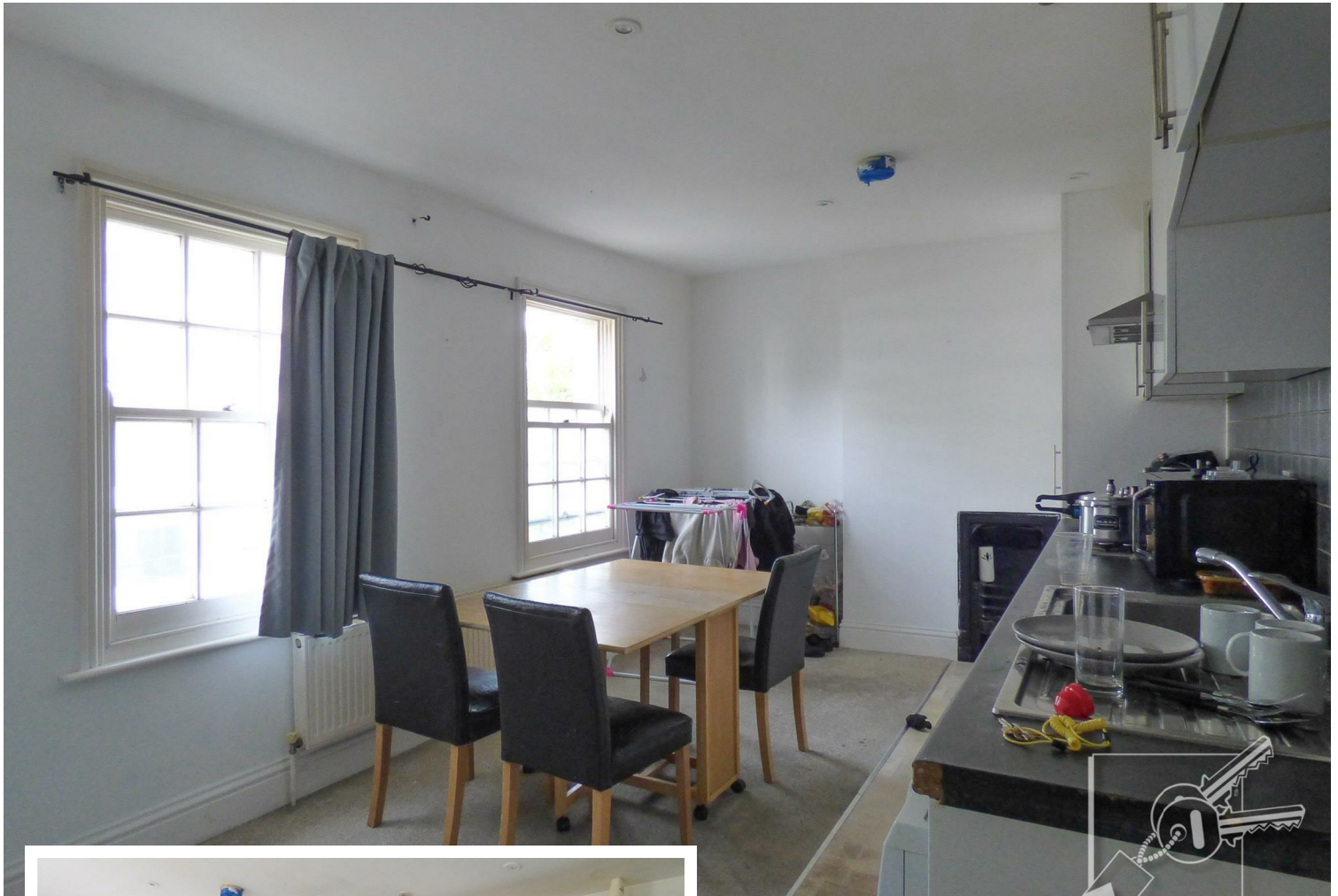
Auction Guide
£115,000



- 1 Bedroom First Floor Flat
- Open Plan Living
- Walking Distance of Town Centre & Station
- For Sale By Modern Online Auction



1c South Street, Gravesend, Kent, DA12 1DA



LOCATION:

Situated within a few minutes walk of Gravesend Town Centre and mainline railway station and surrounded by a multitude of shops, bars and restaurants, this property is truly in the heart of it all. With Gravesend train station within walking distance of the flat and offers a high speed service to St Pancras, London in just 22 minutes or you can take the domestic line to Charing Cross London or the Kent Coast, making it perfect for commuters. The A2, which gives access to the M2, M20 and M25 motorway links is easily accessible and there is a regular bus service to Medway or Dartford.

DESCRIPTION:

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000.

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

Situated on the first floor, this one double bedroom flat offers open plan living and kitchen area and a modern bathroom. The kitchen area is fitted with modern white wall and base units and comprises a built in oven hob. The property is heated by electric powered heating.

ATTENTION INVESTORS; There is a tenant living at the property providing an income of £675pcm under an AST, rolling contract. Ideally the vendor would like to leave the tenant in, but in the right circumstances would be prepared to serve notice.

COMMUNAL ENTRANCE:

Entry phone system, stairs leading to first floor.

OPEN PLAN LIVING/KITCHEN:

4.86 x 2.98 into recess (15'11" x 9'9" into recess)

Living Area: window to front, carpet, electric radiator,, fire place, cupboard housing boiler.

Kitchen Area: Vinyl floor, fitted with a range white wall and base cupboards with work surfaces over and tiled splash backs. Integrated electric oven,hob and extractor, stainless steel sink and drainer with mixer taps.

BEDROOM:

3.68 x 2.98 into recess (12'0" x 9'9" into recess)

Window to side, carpet, electric radiator.



BATHROOM:

1.94 x 1.74 (6'4" x 5'8")

Vinyl flooring, double glazed window to front. Fitted with a modern white suite comprising panelled bath with shower mixer taps, pedestal wash basin with mixer tap, low level w.c.. Heated towel rail, attractive tiled walls, extractor fan.

LOCAL AUTHORITY:

Gravesham Borough Council - Council Tax Band A £1,392.76 per annum

SERVICES:

Electricity, mains water, mains drainage

TENURE:

Leasehold: 119 years remaining

Service Charge: £100 per annum

Ground Rent: £250 per annum

ESTIMATED BROAD BAND SPEEDS:

Standard 16 mbps

Superfast 80 mbps

Ultrafast 9000 mbps

This information has been provided by Sprift.

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.





Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.