



19 Griffin Court, Black
Eagle Drive,

Auction Guide

£160,000



- Two Bedroom Ground Floor Apartment
- Allocated Parking
- Tenant in situ returning £1000pcm
- Long lease - 981 years remain
- For sale by ON-LINE AUCTION
- Desirable location for tenants





LOCATION DESCRIPTION

Griffin Court is a popular development situated off of Black Eagle Drive. Ideal for commuters both Northfleet & Swanscombe railway station are within less than a mile, whilst Ebbsfleet International Railway Station offers a high speed service to St Pancras London in just seventeen minutes - the terminal being just a ten minute walk through the underpass from the apartment. The A2 M2 M20 M25 motorway links are all easily accessed for those that drive and there is a Fastrack bus stop within walking distance offering services to Gravesend town centre and Bluewater shopping complex. There is a convenience store offering everyday essentials within a few minutes walk and there is an onsite park offering that all important outside space and perfect for children to play.

PROPERTY DESCRIPTION

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

Being sold with tenant in situ, returning £1,000pcm on AST (correct on 14.06.2023) tenancy managed by Sealeys Walker Jarvis.

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. This two bedroom ground floor apartment offers excellent size living accommodation including hall, lounge/diner, fitted kitchen with built in oven & hob, two double bedrooms, the master with en-suite shower room and a bathroom. Heated by Gas Central Heating, the windows are double glazed and there is an under cover parking space.

HALL

2.15m x 2.04m (7'0" x 6'8")

Entrance hall with doors leading to kitchen, bathroom, lounge, both bedrooms and two storage cupboards, one of which houses the combi Vailant boiler.



KITCHEN

3.69m x 1.94m (12'1" x 6'4")

Wooden effect shaker wall and base units with black marble effect work surface, black tiled splash back. Stainless steel sink, gas hob, electric oven with extractor above. Slate tiled effect vinyl flooring.

LOUNGE

4.75m x 3.69m (15'7" x 12'1")

Ample space for lounge furniture, shelf above radiator and double glazed white patio doors leading to communal patio area.

BATHROOM

1.95m x 1.69m (6'4" x 5'6")

3 piece bathroom suite consisting of bath with shower mixer tap, W.C. and wash basin with mirror above. Part tiled walls with decorative border. Black tiled effect vinyl flooring.

BEDROOM 1

4.07m x 2.71m (13'4" x 8'10")

Double room with built in wardrobe, carpeted. Double glazed window looking out to communal patio area with radiator below and vertical blinds.

EN-SUITE

3.41m x 1.56m (11'2" x 5'1")

3 piece bathroom suite consisting double shower cubicle, W.C. and wash basin with mirror above and shelves either side. Part white tiled walls with decorative border and white painted walls. Black tiled effect vinyl flooring and shelving unit.

BEDROOM 2

3.63m x 2.47m (11'10" x 8'1")

Grey/silver carpet, white walls. Double glazed window looking out to communal patio area with radiator below and grey vertical blinds.

SERVICES

Council tax - Gravesham Borough Council: Band D £2,089.14

Mains gas, electric, water & drainage.

Broadband - Standard 6mbps, Ultra fast 330mbps

Satellite & Cable TV Availability - BT, Sky & Virgin

Service charge - £872.00 per 6months

Ground rent - £250 per year

TENURE

Leasehold - 981 years remaining ending 01/01/3005

Service Charge - 2023/24 - £2014

Ground Rent - £225 per annum to be reviewed on the 21st anniversary in 2027

Under the terms of the lease it may be possible to keep pets at the property, with the written permission of the Management Company.

RENT INFORMATION

The property is tenanted and is subject to an AST - the tenant is paying £1000pcm (correct on 12.06.2023) and will continue his tenancy on completion

Currently managed by Sealeys Walker Jarvis.

AUCTIONEERS NOTES

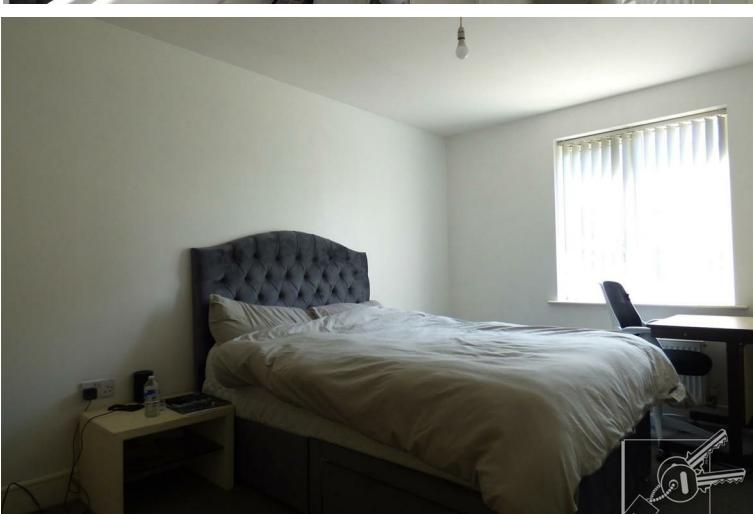
Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

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.

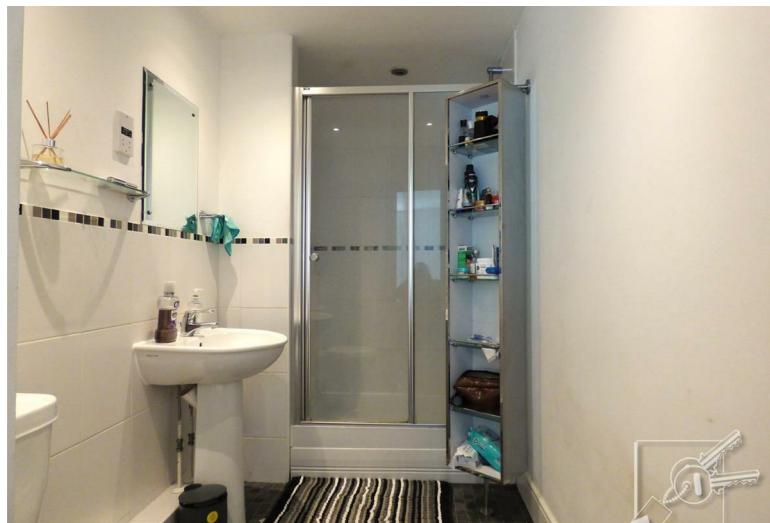
Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

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 Flat



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	80
(69-80) C		
(55-68) D		
(39-54) E		
(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.