



This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £495.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

Spacious one bedroom ground floor flat. Pedestrianised to the front with enclosed front garden. Close to local shops and amenities and approximately one mile from Stockton town centre. Gas central heating. Double glazing. Entrance Hall, Inner Hall, Lounge, fitted Kitchen, one double Bedroom and Bathroom/wc with white suite and wall mounted shower.

**Dukeport Court, Portrack, Stockton-On-Tees, TS18 2JG**

**1 Bed - Flat**

**£18,000**

**EPC Rating: C**

**Council Tax Band: A**

**Tenure: Leasehold**



# Dukeport Court, Stockton-On-Tees, TS18 2JG

Entrance hall  
10'8 x 2'10 (3.25m x 0.86m)

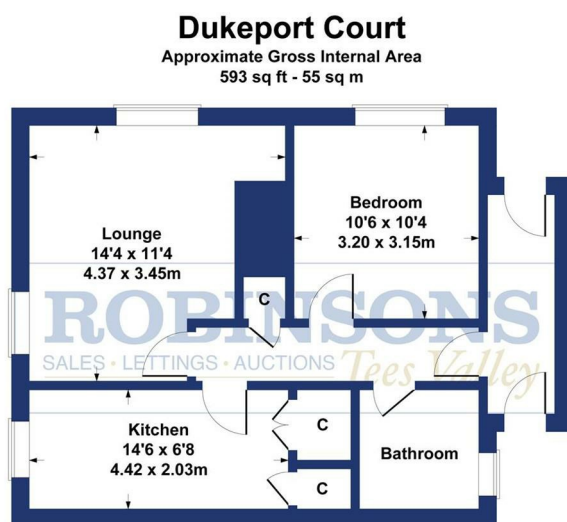
Inner hall  
15'4 x 3'0 (4.67m x 0.91m)

Lounge  
14'4 x 10'4 increasing to 11'4 then narrowing to 7 (4.37m x 3.15m increasing to 3.45m then narrowing to 2.03m)

Kitchen  
14'6 x 6'8 (4.42m x 2.03m)

Bedroom  
10'6 x 10'4 (3.20m x 3.15m)

Bathroom/wc  
6'8 x 6'2 (2.03m x 1.88m)




## SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2023

For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. Smith & Friends Estate Agents can recommend financial services, surveying, conveyancing and removal services to sellers and buyers. Smith & Friends Estate Agents staff may benefit from referral incentives relating to these services.

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		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		69	74
		EU Directive 2002/91/EC	

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