



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 £300.00 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.

[https://www.rightmove.co.uk/properties/157002464#/?channel=RES\\_BUY](https://www.rightmove.co.uk/properties/157002464#/?channel=RES_BUY)

\*\*\* POTENTIAL RENTAL INVESTOR\*\*\* A smart and well presented two bedroom second floor flat, which internally comprises of entrance hallway, lounge into kitchen, two bedrooms, en suite to bedroom one and bathroom/WC. Externally, the property has a parking space which is allocated to the flat, in addition to visitors parking spaces and benefits from electric heating and double glazing. The property is currently let and would be an ideal investment for rental investor with the current tenant paying £450 per calendar month.

**Willowsage Court, Stockton-On-Tees, TS18 3UQ**

**2 Bed - Apartment**

**Starting Bid £69,000**

**EPC Rating: C**

**Council Tax Band: C**

**Tenure: Leasehold**



# Willowsage Court, Stockton-On-Tees, TS18 3UQ

## ENTRANCE HALLWAY

Via front entrance door with doors leading into lounge/kitchen, bedroom 1., 2 and bathroom/WC, built in storage cupboard.

## LOUNGE

11'3 x 10'5 (3.43m x 3.18m)

uPVC double glazed french doors leading to Juliet balcony, electric storage heater, into kitchen.

## KITCHEN

11'2 x 9'1 (3.40m x 2.77m)

A fitted kitchen with a range of wall floor and drawer units incorporating an electric hob with built in electric oven, worktop with inset stainless steel sink unit with mixer tap and single drainer, space for fridge freezer, plumbing for washing machine, electric storage heater, uPVC double glazed window to the side elevation.

## BEDROOM ONE

12'0 x 9'6 (3.66m x 2.90m)

uPVC double glazed window to the rear elevation, electric heater.

## EN SUITE

Comprising of shower cubicle with shower, pedestal wash hand basin, low level WC, heated towel rail and extractor fan.

## BEDROOM TWO

11'2 x 9'2 (3.40m x 2.79m)

uPVC double glazed window to the front elevation, electric heater.

## BATHROOM/WC

With bathroom suite comprising of bathroom suite comprising of bath, pedestal wash hand basin, low level WC.

## OUTSIDE

There is an allocated parking space, in addition to visitors parking spaces.

N.B.

The tenure is leasehold with a service charge of £1051 per annum with approximately 900 years remaining.



## Willowsage Court



GROUND FLOOR

### 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. 2021

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 |
|---|--|-------------------------|-----------|
| Vary energy efficient - lower running costs |  |                         |           |
| (92 plus) <b>A</b>                          |  |                         |           |
| (81-91) <b>B</b>                            |  |                         |           |
| (69-80) <b>C</b>                            |  | 72                      | 77        |
| (55-68) <b>D</b>                            |  |                         |           |
| (39-54) <b>E</b>                            |  |                         |           |
| (21-38) <b>F</b>                            |  |                         |           |
| (1-20) <b>G</b>                             |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

21 Bishop Street, Stockton-on-Tees, TS18 1SY  
 01642 607555  
 stockton@smith-and-friends.co.uk  
 www.smith-and-friends.co.uk

