

AUCTION



*** SOLD BY MODERN METHOD OF AUCTION; STARTING BID £37,000 PLUS RESERVATION FEE ***

**** ATTENTION INVESTORS ** TO BE SOLD WITH TENANT IN SITU **** A spacious two bedroom self contained second floor apartment offering modern accommodation. The apartment should prove economical to manage being warmed by electric storage heaters and briefly comprises: entrance hall, generous open plan lounge/kitchen, with the kitchen area featuring fitted units to base and wall level with a built-in oven, hob and extractor, as well as an integrated fridge and freezer. The hall gives further access to two bedrooms and the bathroom/WC which is fitted with a three piece suite. The apartments in Park Towers come with an allocated parking space, secure coded entry plus stair and lift access to all floors.

Park Tower, Hartlepool, TS24 7PT

2 Bed - Apartment

Starting Bid £37,000

EPC Rating: D

Council Tax Band: C

Tenure: Leasehold



**SMITH &
FRIENDS**
ESTATE AGENTS

Park Tower, Hartlepool, TS24 7PT



Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited.

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor. This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

COMMUNAL ENTRANCE

Communal entrance door via telecom entry system with lift and staircase to all floors.

SECOND FLOOR APARTMENT

PRIVATE ENTRANCE HALL

Entrance door, 'oak' style laminate flooring.

SPACIOUS OPEN PLAN LOUNGE/KITCHEN

LOUNGE AREA

15'8" x 14'0" (4.78m x 4.27m)

'Oak' style laminate floor, three large double glazed windows giving plenty of natural light, wall mounted electric heater.



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KITCHEN

9'3" x 7'1" (2.84m x 2.16m)

Fitted with a range of 'beech shaker' style base, wall and drawer units, black 'marble' effect working surfaces incorporating inset single drainer stainless steel sink unit, built-in four ring ceramic hob, built-in electric oven below, 'chimney' style canopy housing illuminated recirculating fan above, integrated fridge with freezer below, integrated washing machine, tiling to splashback, tiling to floor.

BEDROOM 1

16'11" x 13'6" (5.16m x 4.14m)

Double glazed window, wall mounted electric heater.

BEDROOM 2

8'0" x 13'5" (2.46m x 4.09m)

Double glazed window, wall mounted electric heater.

BATHROOM/WC

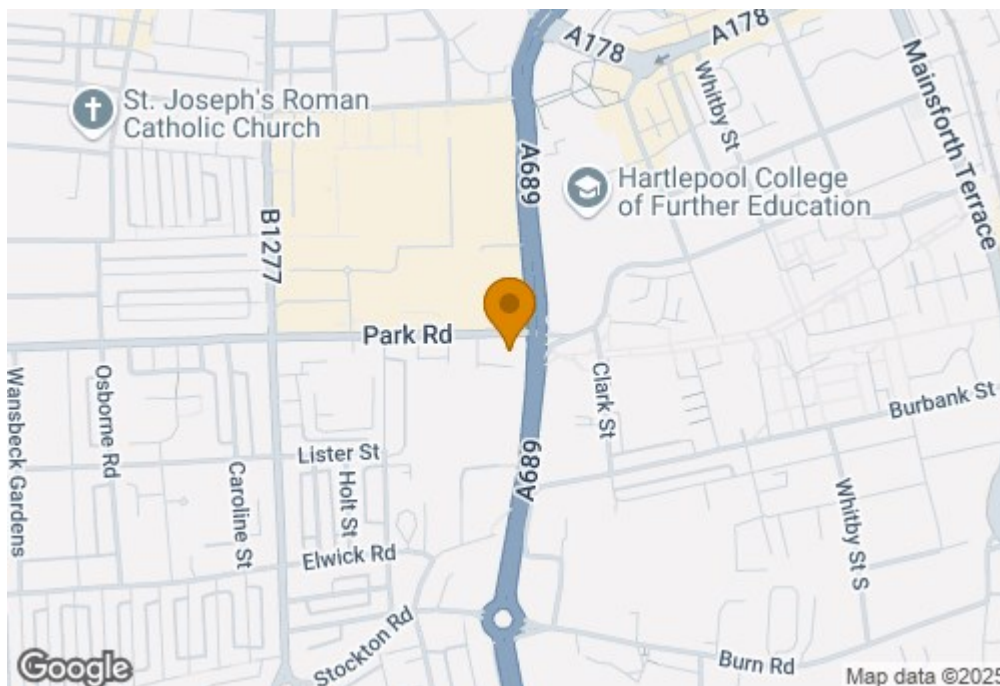
Fitted with a three piece white suite comprising: panelled bath with mixer tap and shower attachment, long 'vanity' area with inset wash hand basin, concealed WC, tiling to walls, tiling to floor, extractor fan, electric chrome heated towel rail, single inset spotlights to ceiling, extractor fan, wall mounted electric heater.

NB 1

Photographs taken prior to current tenancy.


NB 2

Floorplans and title plans are for illustrative purposes only. All measurements, walls, doors, window fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.



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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 and conveyancing 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	66	66
(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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