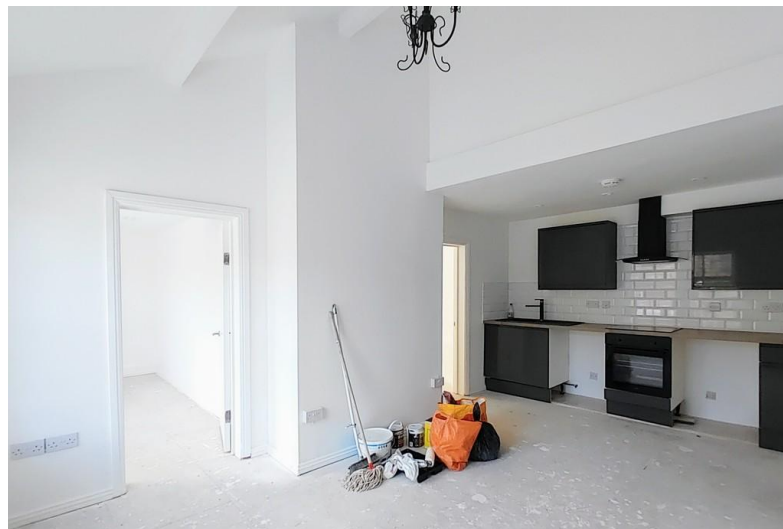


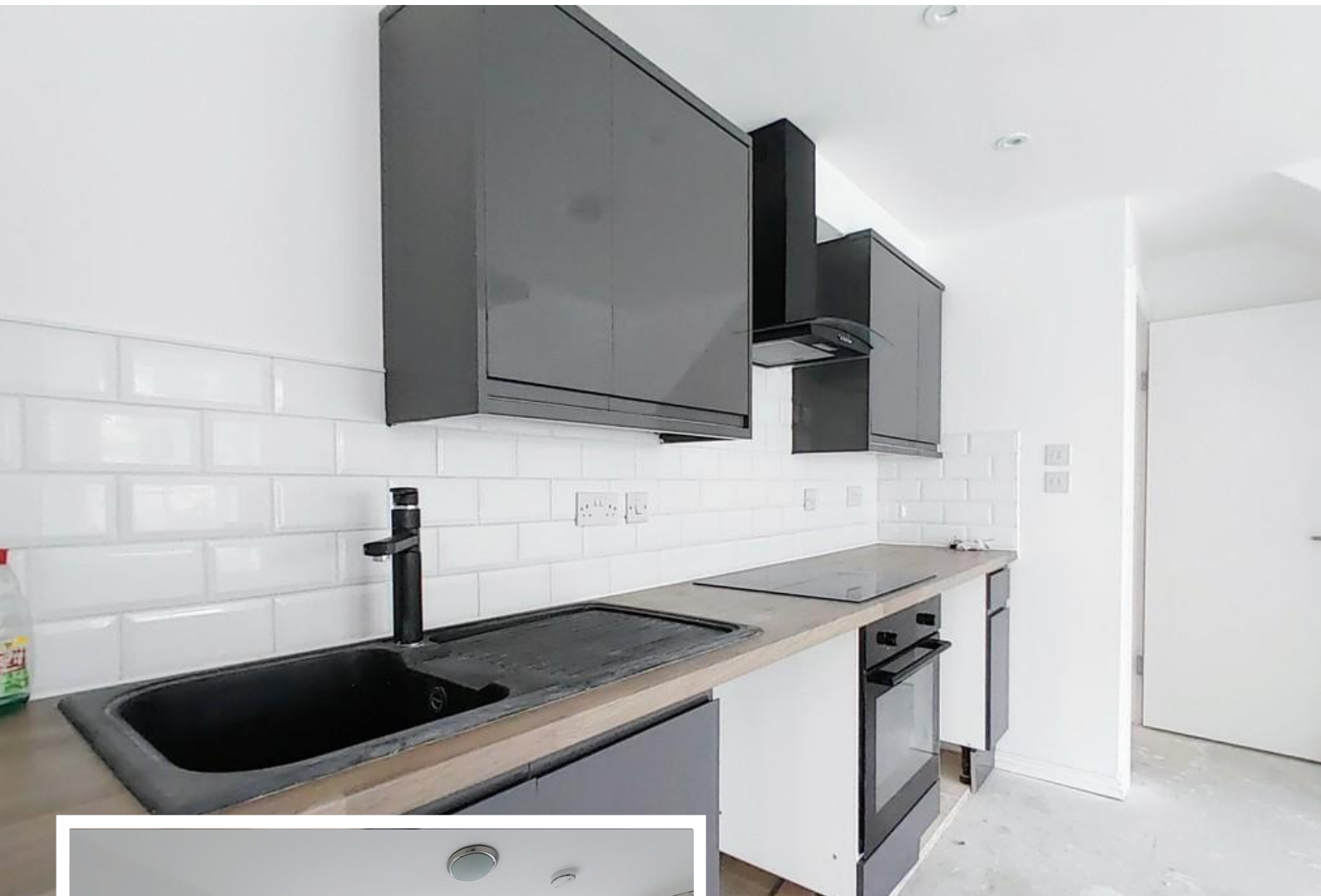


67- 69 Market Street

- TWO X 2 BED APARTMENTS
- Buyers fees apply
- The Modern Method of Auction
- For Sale by Modern Auction – T & C's apply

Starting Bid £150,000
EPC Rating 'TBC'





Property Description

**** ATTENTION INVESTORS ** FOR SALE BY THE MODERN METHOD OF AUCTION **ENTIRE FREEHOLD COMPRISING OF TWO SELF CONTAINED TWO BEDROOM APARTMENTS PLUS A LARGE BASEMENT (EXCLUDING GROUND FLOOR RETAIL UNIT) ** RECENTLY CONVERTED TO A GOOD STANDARD ** FREEHOLD **** These impressive apartments just require central heating boilers installing and flooring, the rest has been done. Situated in the heart of Thornton Village with local amenities on the doorstep. There is also a large self contained basement offering potential for office space or storage, subject to the required consents. The apartments are located on the first and second floor of a commercial building and are accessed via a shared hallway from Fountain Street. Retaining some character features and light and airy rooms, plus very handy for transport links and everything the village has to offer. The apartments both comprise of open plan lounge and kitchen, two bedrooms and a bathroom. **VIEW NOW!**



Property is offered for sale through the Modern Method of Auction which is operated by iamsold Limited.

ACCESS

The apartments and basement are accessed via a covered ginnel/passage way from Fountain Street. There is a small yard area with steps up to the apartments and steps down to the basement.

APARTMENTS

Accessed via a shared UPVC door that leads in to a small stairwell with a staircase to the first floor. A small landing area gives separate access into both apartments.



APARTMENT 1

LOUNGE/KITCHEN

17' 4" x 13' 4" (5.28m x 4.06m) A bright and spacious room with full height ceiling and two sash windows to the front elevation. Stairs off to the first floor bathroom and doors to both bedrooms. There is a kitchen area with fitted wall and base units in a grey gloss finish, laminated work surfaces and complimentary splashback tiling. Integrated electric halogen hob, electric oven and matching chimney style extractor. Space for a fridge and water connection for a washing machine. Central heating radiator.



BEDROOM ONE

13' 2" x 9' 6" (4.01m x 2.9m) Sash window to the side elevation, central heating radiator and a cupboard that houses the boiler pipework. Please note - there are radiators and pipework for a central heating system installed but the new owner will need to fit a boiler.

BEDROOM TWO

13' 2" x 6' 0" (4.01m x 1.83m) Sash window to the front, central heating radiator and an opening to the loft space.

BATHROOM

Panelled bath with shower screen and rainfall shower, push button WC and a pedestal wash basin. Part-tiled walls and a heated towel rail.



APARTMENT TWO

LOUNGE/KITCHEN

17' 4" x 9' 9" (5.28m x 2.97m) Stairs off to the first floor bathroom and a door to an inner hall giving access to both bedrooms. There is a kitchen area with fitted wall and base units in a grey gloss finish, laminated work surfaces and complimentary splashback tiling. Integrated electric halogen hob, electric oven and matching chimney style extractor.



Space for a fridge and water connection for a washing machine. Central heating radiator and window to the rear with pleasant outlook. Cupboard housing the pipework for a boiler. Please note - there are radiators and pipework for a central heating system installed but the new owner will need to fit a boiler.

BEDROOM ONE

13' 1" x 9' 3" (3.99m x 2.82m) Sash window to the side elevation and a central heating radiator.

BEDROOM TWO

9' 5" x 9' 3" (2.87m x 2.82m) Window to the side and a central heating radiator.



BATHROOM

A good sized bathroom with a tiled floor and large velux window. There is a panelled bath with a shower screen and a rainfall shower over, pedestal wash basin and a push button WC. Heated towel rail.

BASEMENT

The large basement offers huge potential for conversion into office space or storage space (Not suitable for residential conversion). There are several interconnecting rooms that are detailed below and potential to add a kitchen and bathroom with main waste pipe connection already in place. Please note - there are currently no windows but it does have its own private access and small yard area. There are also three new separate gas supplies installed (1 per flat and third for basement if needed) but these will need meters fitting.



ROOM ONE - 18' 4" X 9' 1"

ROOM TWO - 15' 2" X 7' 2"

ROOM THREE - 7' 9" X 5' 8"

ROOM FOUR - 16' 9" X 12' 6"

ROOM FIVE - 17' 3" X 4' 1"

ADDITIONAL INFORMATION

Flats conversion done under Planning permission. All changes requested by last Building inspection in 2019 to flats have been made.

Final completion not submitted, as gas boilers require installation and Gas and electricity certificates to be issued.

Freehold building where ground floor leaseholder (sold on long term lease) is responsible for 50% of the buildings insurance and all building works costs. Building insurance covered until Feb 2023.

Flats have separate fuse boxes. Electricity, and water meter shared with leasehold (ground floor shop).

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 (for standard Grade 1 properties). 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 4.2% 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.

MORTGAGES: A full range of mortgage facilities are available subject to status. Our Financial Consultant will be only too happy to discuss with you your individual requirements. Please contact us for FREE & CONFIDENTIAL ADVICE.