

**ON HOLD**



## **Admiral Chaloner House, Guisborough**

2 Bedrooms, 1 Bathroom, First floor apartment

**Auction Guide Price £110,000**



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2 Bedrooms, 1 Bathroom

**Auction Guide Price £110,000**

- Chain Free Sale
- Open to Offers
- First Floor
- Great Location
- Close to Amenities



**FULL DESCRIPTION** Martin & Co Guisborough are pleased to present this TWO bedroom FIRST FLOOR apartment. Conveniently situated with a short walk of Guisborough town centre and local amenities. The apartment briefly comprises of entrance vestibule, hallway, two Bedrooms, Bathroom and Open Plan Living/Kitchen. The apartment also benefits from communal grounds and parking. Viewing Essential. For sale by Modern Method of Auction; Starting Bid Price £110,000 plus Reservation Fee. This property is for sale by "Merseyside & Cheshire North Wales Property Auction "powered by iam-sold Ltd"

**COMMUNAL ENTRANCE** With stairs leading to first floor and under stairs meter cupboard.

**ENTRANCE VESTIBULE** Wood flooring with inset coir mat.

**HALLWAY** Electric wall mounted radiator, wood flooring, loft access hatch and storage cupboard housing water tank.

**BEDROOM 13' 5" x 7' 11" (4.10m x 2.42m)** To rear aspect. Electric wall mounted radiator and DG sash window.

**BEDROOM 13' 5" x 10' 1" (4.10m x 3.09m)** To rear aspect. Electric wall mounted radiator, TV and telephone points and DG sash window.

**BATHROOM** Part tiled. White suite comprising: low level WC with push button flush, pedestal wash hand basin, panelled bath with traditional shower mixer tap, shower curtain, extractor fan, vinyl flooring and electric wall mounted radiator.

**OPEN PLAN LOUNGE / KITCHEN 17' 1" x 15' 10" (5.22m x 4.85m)** To side and rear aspects. Range of





wall, base and drawer units with oak effect wood effect fascias, stainless steel inset sink unit, mixer tap, tiled splash backs, laminate work surfaces, ceramic hob, electric oven, stainless steel extractor hood, integrated fridge, integrated dishwasher, integrated washing machine, wood flooring, inset lighting, extractor fan, two electric wall mounted radiators and two DG sash windows.

#### EXTERNALLY

**GROUPS** Communal grounds.

**PARKING** Parking is available to the rear car park.

**ADDITIONAL COMMENTS** Auctioneer Comments This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.2% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of £300 inc. VAT towards the preparation cost of the pack. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is



subject to a start price and undisclosed reserve price that can change. TO VIEW contact Martin & Co Estate Agents in Guisborough on 01287631254 or visit [www.martinco.com/estate-agents-and-letting-agents/branch/guisborough](http://www.martinco.com/estate-agents-and-letting-agents/branch/guisborough) OR MAKE A BID visit IAMSOLD



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