

paulwatts



3 CRICKET CHAMBERS CAVENDISH ROAD BOURNEMOUTH BH1 1RG

AUCTION GUIDE PRICE £200,000

- A spacious two double bedroom first floor flat in the sought after DEAN PARK area overlooking the former cricket ground
- DELIGHTFUL purpose-built block constructed c.1996 in a period style to complement the DEAN PARK CONSERVATION AREA location
- There are two impressive entrances to the building and security VIDEOPHONE entry system
- AN ENERGY EFFICIENT flat with double glazed sash windows and gas central heating (Baxi boiler) giving an energy rating of B
- The large lounge/dining room offers plenty of light with the addition of double glazed doors to the BALCONY which has a delightful OPEN VIEW over the former cricket pitch (together with pavilion now owned and used by The Park School/Dean Park Nursery)
- Tenure is leasehold. Lease length is 125 years from 1996. Current ground rent is £1400.00 p.a. (reviewed every 25 years) The current annual service charge is £1895.00, including insurance. Both of these fees are payable half yearly.
- Bournemouth town centre is within easy reach with its excellent choice of shops and restaurants and of course the award winning beach. Bournemouth Railway Station is approx. 15 minutes walk away
- NO FORWARD CHAIN



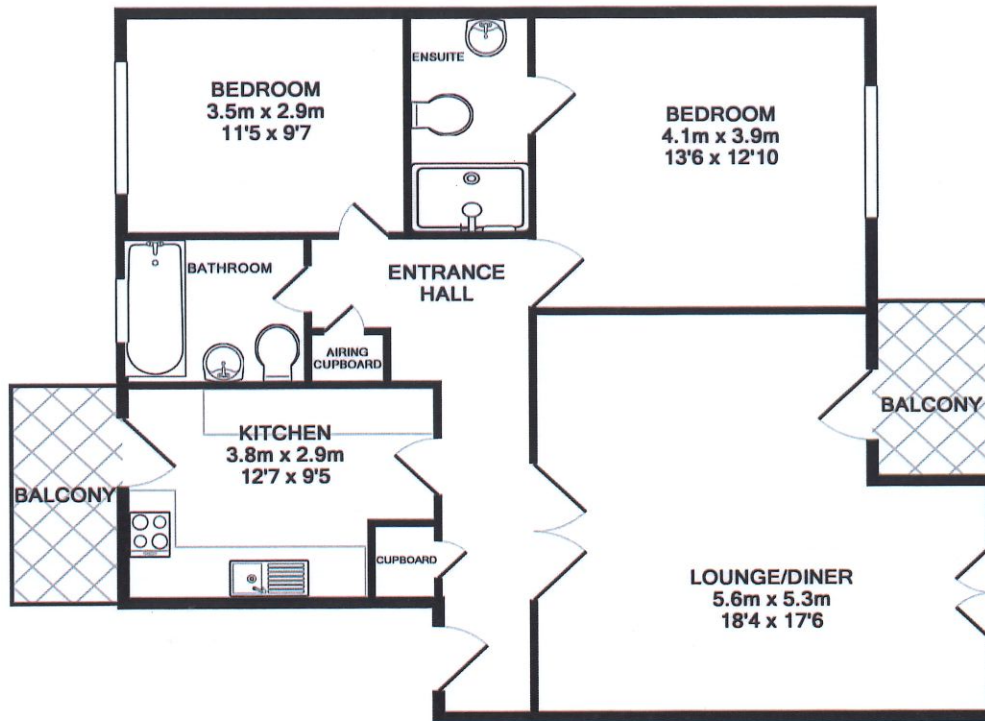
This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. The winning bidder, assuming the reserve is met, is legally bound to exchange on the property and pay a 10% deposit similar to a traditional auction house sale and they will have 28 days to complete, please check the legal paperwork to confirm deposit amount. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £4,800 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice. PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE. Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes and provide card details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.



****Guide price** - This is an indication of the seller's minimum expectations at auction and is not necessarily the figure the property will achieve but acts as a guide, prices are subject to change prior to the auction.

****Reserve price** - Most auctions will be subject to a reserve price, if this figure is not achieved during the auction, then the property will not be sold. In normal circumstances the reserve price should be no more than 10% above the guide price.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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