



Basement, 7 Richmond Street

In Excess of £70,000

Basement

7 Richmond Street, Herne Bay

For sale by Modern Method of Auction; Starting Bid Price £70,000 plus Reservation Fee.

The apartment is comprised of double bedroom to the front, bathroom, lounge that gives access to the fitted kitchen at the rear. The large private garden is accessed through the lounge and is mostly laid to lawn. The property would make an exciting refurbishment opportunity to both buyers looking for their home, and for investors.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc 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 4.5% of the purchase price inc VAT, subject to a minimum of £7,080 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/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. These services are optional.





Entrance Hall

Leading to

Kitchen

9' 4" x 6' 11" (2.85m x 2.12m)

Lounge

11' 8" x 10' 10" (3.55m x 3.30m)

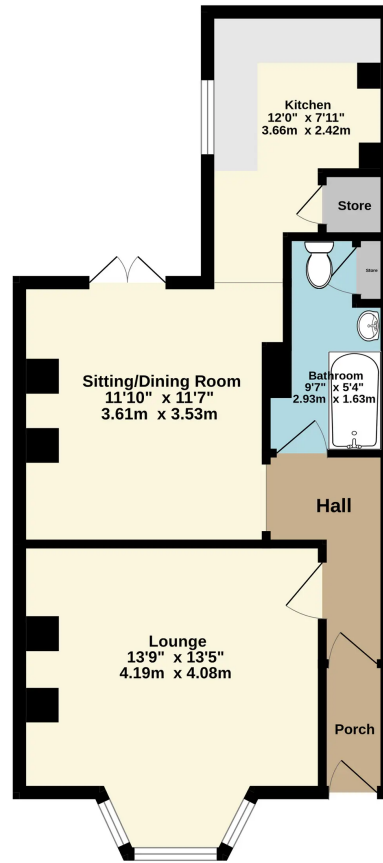
Bedroom

14' 1" x 13' 4" (4.30m x 4.06m)

Bathroom

10' 0" x 5' 4" (3.05m x 1.63m)





TOTAL FLOOR AREA : 478 sq.ft. (44.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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