



Flat 3, 89 Princes Road, Felixstowe, Suffolk, IP11 7PJ

£160,000 SHARE OF FREEHOLD

**DIAMOND
MILLS**

Established 1908

FOR SALE BY MODERN METHOD OF AUCTION A sizeable three bedroom first floor flat in need of updating in a fine Victorian Villa close to the sea front and the town centre.

HALLWAY

There is a radiator in the hallway and doors lead off into the bedrooms and the living room.

LIVING ROOM (W)

14' 9" x 14' 6" (4.5m x 4.42m) Bay window to front. The focal point of the room is an open fireplace with inset gas fire. Built in cupboard. Two radiators. Door to inner hall.

INNER HALL

With radiator.

KITCHEN (N)

12' 9" x 8' 9" (3.89m x 2.67m) Fitted with a range of wall and base units with inset one and a half bowl sink unit. The appliances include a Jackson ceramic hob and a Hotpoint oven. There is a radiator in the kitchen and a built in cupboard.

WC (E)

5' 6" x 3' 3" (1.68m x 0.99m) With low level WC and radiator.

UTILITY ROOM (E)

5' 6" x 3' (1.68m x 0.91m) The Worcester gas fired boiler is in this room and there is plumbing for a washing machine.

BEDROOM (W)

15' x 14' 6" (4.57m x 4.42m) With bay window to front. Built in cupboard. Two radiators.

BEDROOM (S)

14' 9" x 8' (4.5m x 2.44m) There is a radiator in this room.

BEDROOM (W)

8' x 9' 9" (2.44m x 2.97m) There is a radiator in this room and a door to the balcony.

BALCONY (W)

11' 6" x 3' 9" (3.51m x 1.14m) With tiled floor. Views towards St. Johns Church.

TENURE

The lease has been extended in 2024.

We understand that as Flat 3 owns a share of the management company whom own the freehold, PROPRIETOR: HEMLEY HOUSE MANAGEMENT LIMITED so the cost to extend the lease would be nominal.

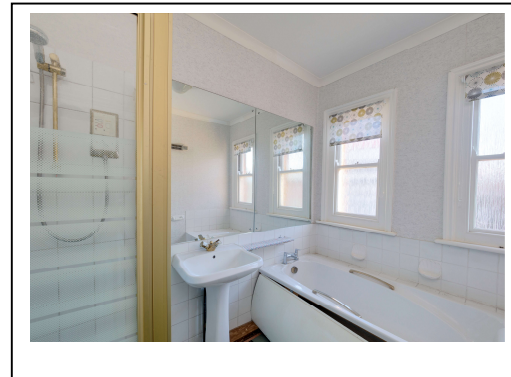
The outside gardens are shared by all 4 flats. Each flat has it's own shed and area in the rear garden to enjoy. There is also a shared storage building for bikes etc.

SERVICE CHARGE & GROUND RENT

The service charge is approximately £200 per annum. There is no ground rent.

ENERGY PERFORMANCE CERTIFICATE

This property has a current rating of E (54) and a potential rating of C (77) that is valid until 4th August 2032.



AUCTION SALE

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-

refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.

AGENTS NOTE

DIAMOND MILLS & CO. have not tested any electrical systems, appliances, plumbing or heating systems and cannot testify that they are in working condition.

VACANT POSSESSION ON COMPLETION

VIEWING

By prior appointment with the vendors agents - **DIAMOND MILLS & CO. (01394) 282281.**





117 Hamilton Road, Felixstowe, Suffolk IP11 7BL Tel: (01394) 282281

www.diamondmills.co.uk E-mail: sales@diamondmills.co.uk





Total area: approx. 96.2 sq. metres (1035.5 sq. feet)

Expertly Prepared By david-mortimer.com - Not To Scale - For Identification Purposes Only
Plan produced using PlanUp.