

**FOR SALE**



**Marlborough Place, 1 Duke St, City Centre, Leicester**

**2 Bedrooms, 1 Bathroom, FLAT**

**Starting Bid £100,000**





- **Two Bedroom Ground Floor Apartment**
- **Open Plan Living Area**
- **Fitted Kitchen**
- **Electric Heating / Video Entry Phone System**
- **Two Double Bedrooms**
- **Family Bathroom**

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#### PROPERTY DESCRIPTION

For Sale by online auction with Pattinson Auction. Starting Bid £100,000. Terms and Conditions Apply.

A two bedroom, ground floor apartment.

On entering the property is a entrance hall, leading to kitchen which has hard flooring, and is complete with kitchen units and appliances which include integrated dishwasher, integrated washer-dryer, stainless steel oven / hob / extractor, and tall fridge-freezer.

The kitchen is open plan to a large living space which benefits from a light and airy composition due to having large windows.

Both bedrooms are of ample size and are both doubles, with white walls and beige carpets.

The bathroom has a bath, with overhead electric shower. The bathroom also benefits from a modern suite. There is also an airing cupboard housing the hot water tank.

Heating is operated by thermostatic electric heaters.

Please note that this property does not have any parking.



HALLWAY with carpet flooring, entry phone and doors through to bathroom, bedrooms and kitchen/living area.



OPEN PLAN KITCHEN/LIVING AREA 17' 3" x 15' 1" (5.26m x 4.6m) Open plan lounge and kitchen space with hard flooring, double glazed windows, spot lights to ceiling, base and wall units, electric hob, oven, extractor hood, space and plumbing for appliances, stainless steel sink and drainer unit, part tiled walls, wall mounted electric heater.

BEDROOM 16' 4" x 8' 11" (4.98m x 2.72m) Double glazed window, soft flooring and wall mounted electric heater.

BEDROOM 8' 6" x 12' 7" (2.59m x 3.84m) Soft flooring, double glazed window and wall mounted electric heater.

BATHROOM 8' 2" x 6' 9" (2.49m x 2.06m) Tiled flooring, part tiled walls, spotlights to ceiling, heated towel rail, bath with shower over, low level flush w/c, wash hand basin and extractor fan. Airing cupboard.

LEASE INFORMATION The property is to be sold on a long leasehold basis having approx. 109 years remaining, ground rent of £100 per annum, service



charge of approx. £2,112.54 per annum which includes the maintenance of the building, lift, pest control, cleaning and building insurance.

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'.

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

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.

Full clarification is available upon request or by notification within the legal pack.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. VIEWING THE PROPERTY PRIOR TO BIDDING IS ADVISED.

Bids can be made via The Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

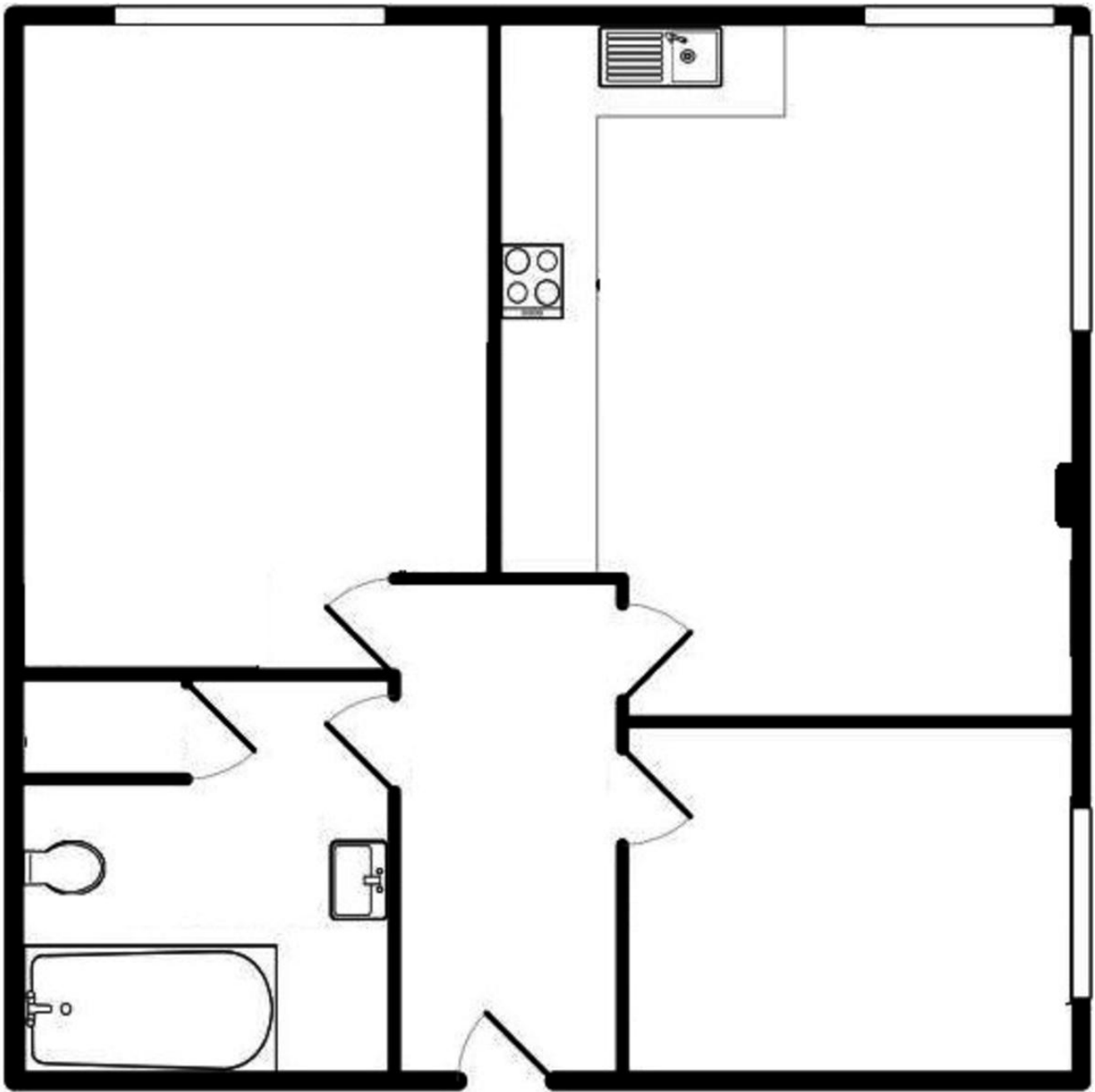
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.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

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.

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 of 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 your 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.



## Martin & Co Leicester

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor for part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.