



3 Rex Court

One bedroom ground floor flat in need of complete refurbishment.



- ▶ Immediate 'Exchange Of Contracts' Available
- ▶ Parking
- ▶ Walking Distance To Wey Hill
- ▶ Cash Buyers Only
- ▶ Sold via 'Secure Sale'
- ▶ Walking Distance To Haslemere Main Line Station
- ▶ In Need Of Updating/Modernisation

3 Rex Court is a one double bedroom ground floor flat conveniently situated within walking distance of Wey Hill and Haslemere station.

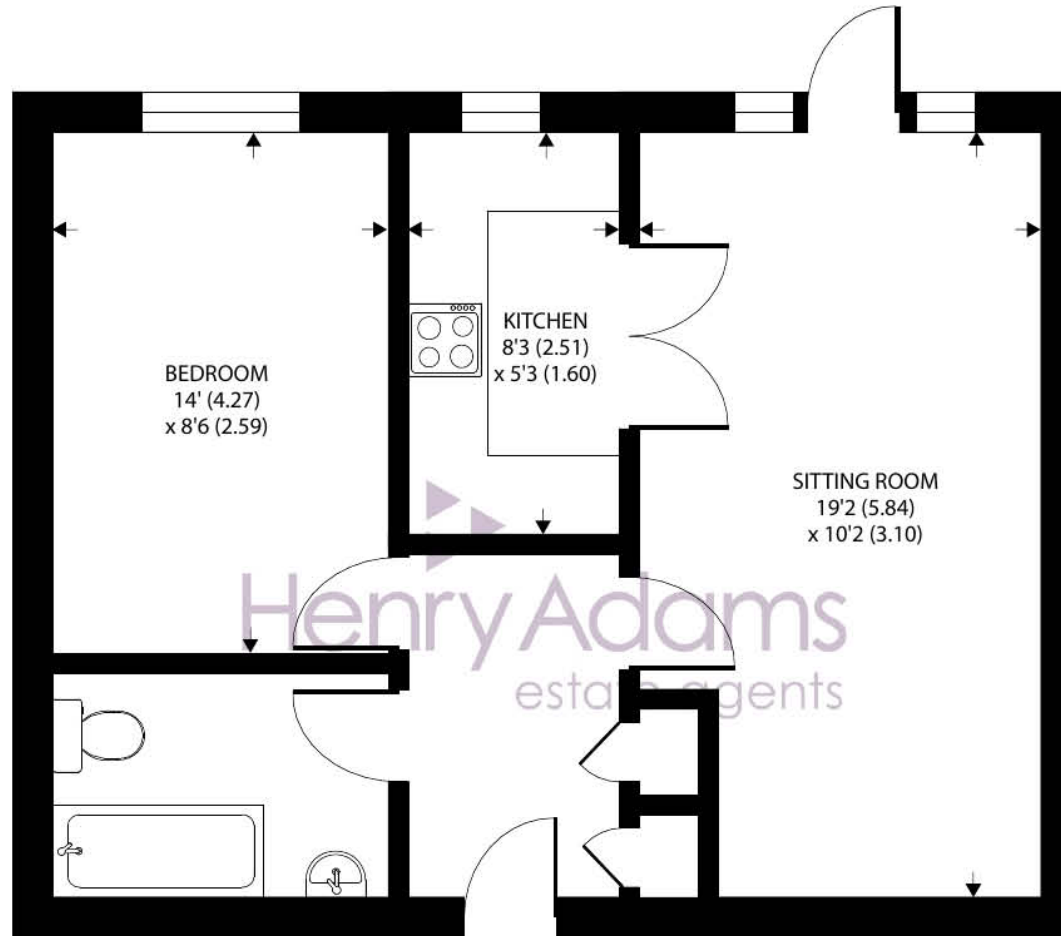
A one-bedroom flat in need of complete refurbishment presents a great opportunity for investors, developers, or buyers looking to put their own stamp on a property. The property comprises of one double bedroom, one bathroom, a sitting/dining room with access onto the communal South Facing grounds and a kitchen. There is a useful storage cupboard within the entrance hallway.

Additionally, residents have allocated parking at the front of the property and can enjoy the well-maintained communal grounds.

*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.





GROUND FLOOR

3 Rex Court, Haslemere, GU27

Approximate Area = 483 sq ft / 44.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Henry Adams. REF: 1216566

Agents Note - Our particulars are for guidance only and are intended to give a fair overall summary of the property. They do not form part of any contract or offer, and should not be relied upon as a statement or representation of fact. Measurements, areas and distances are approximate only. Photographs may include lifestyle shots and pictures of local views. No undertaking is given as to the structural condition of the property, or any necessary consents or the operating ability or efficiency of any service, system or appliance. Please ask if you would like further information, especially before you travel to the property.

Continued

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.

Directions

SAT NAV: GU27 1LJ What3Words: reshape.rattler.pedicure

Location

The property is conveniently located with good range of independent shops and boutiques, restaurants and coffee houses. The mainline station offers a service to London Waterloo in around 48 minutes. There are excellent local leisure facilities including The Edge and The Haslemere Leisure Centre.

Leasehold: 62 years remaining. (99 years from 29 September 1987) Maintenance Charge: Approximately £1550 per annum, Waverley Borough Council: Band C (£1,824.16)

