



Oakwood homes[®]
putting people first

Property brochure



YARROW CLOSE
BROADSTAIRS
KENT
CT10 1PW

Starting bid price: £260,000

2 Bedrooms

2 Receptions

1 Bathroom

1 Garage

EPC C

Tenure FREEHOLD
Council Tax B



Broadstairs@oakwoodhomes.biz



01843 809000



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Oakwood homes is a trading name of Oakwood homes Estate Agents Ltd whose registered office is at Stockwell House, Cecil Square, Margate, Kent CT9 1BD



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The Property

FOR SALE BY MODERN METHOD OF AUCTION subject to a starting bid price and undisclosed reserve. Ground floor FREEHOLD apartment offered with vacant possession for those of you wishing to avoid a chain. Situated in Yarrow Close, Broadstairs makes this stunning apartment ideally situated in a quiet close and only a short walk from Broadstairs town centre and the beach. The property also offers easy access to local bus routes, Broadstairs train station, shops and amenities. Being lovingly modernised by the current sellers, this apartments offers private front door, hallway, lounge, two double bedrooms, modern shower room, fitted kitchen which leads onto a stunning conservatory with tiled floors. Further benefits include two private gardens and garage en-block. The garage can also be accessed from the rear garden

Location

The town centre, offering an array of shops, restaurants, and cafes, is just a stone's throw away as is Broadstairs' sandy beaches

Accommodation

Entrance	
Hallway	
Lounge	12' (3.66m) x 10'5" (3.17m)
Kitchen	10' (3.05m) x 9'8" (2.95m)
Conservatory	12' (3.66m) x 10' (3.05m)
Bedroom one	11'5" (3.48m) x 10'1" (0.03m)
Bedroom two	9' (2.74m) x 8'9" (2.67m)
Shower room	
Rear garden	
Front garden	
No parking	
Garage en-block	

Broadband is delivered via fibre to the cabinet



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Auctioneer Comments

This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited

This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,000.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £300 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted. Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.



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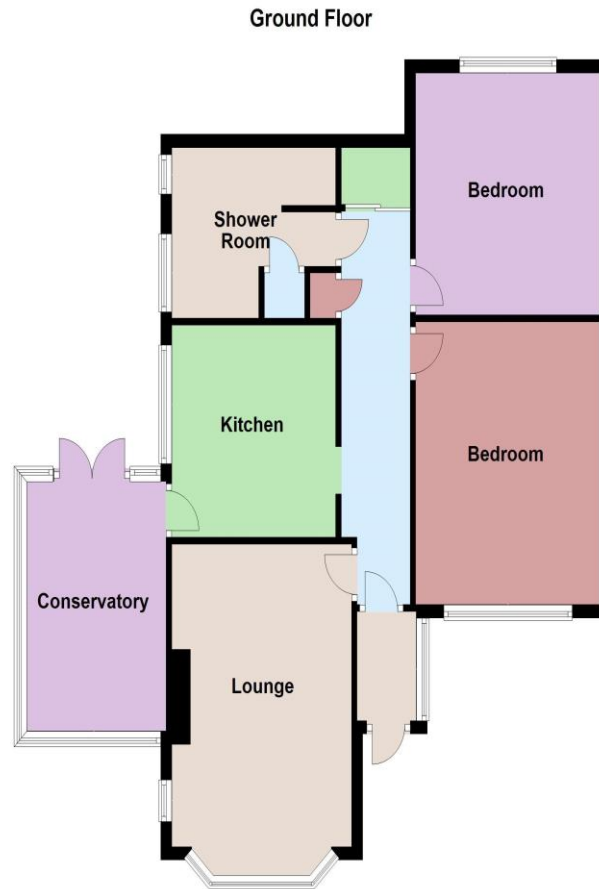
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Key Features

- Ground floor
- Two bedrooms
- Conservatory
- Two gardens
- Freehold apartments
- Stunning conservatory
- Modern shower room
- No chain
- Central location

Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BRO0024255/20241203/RLDP



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