



## 28 Naventis Court, Singleton Street

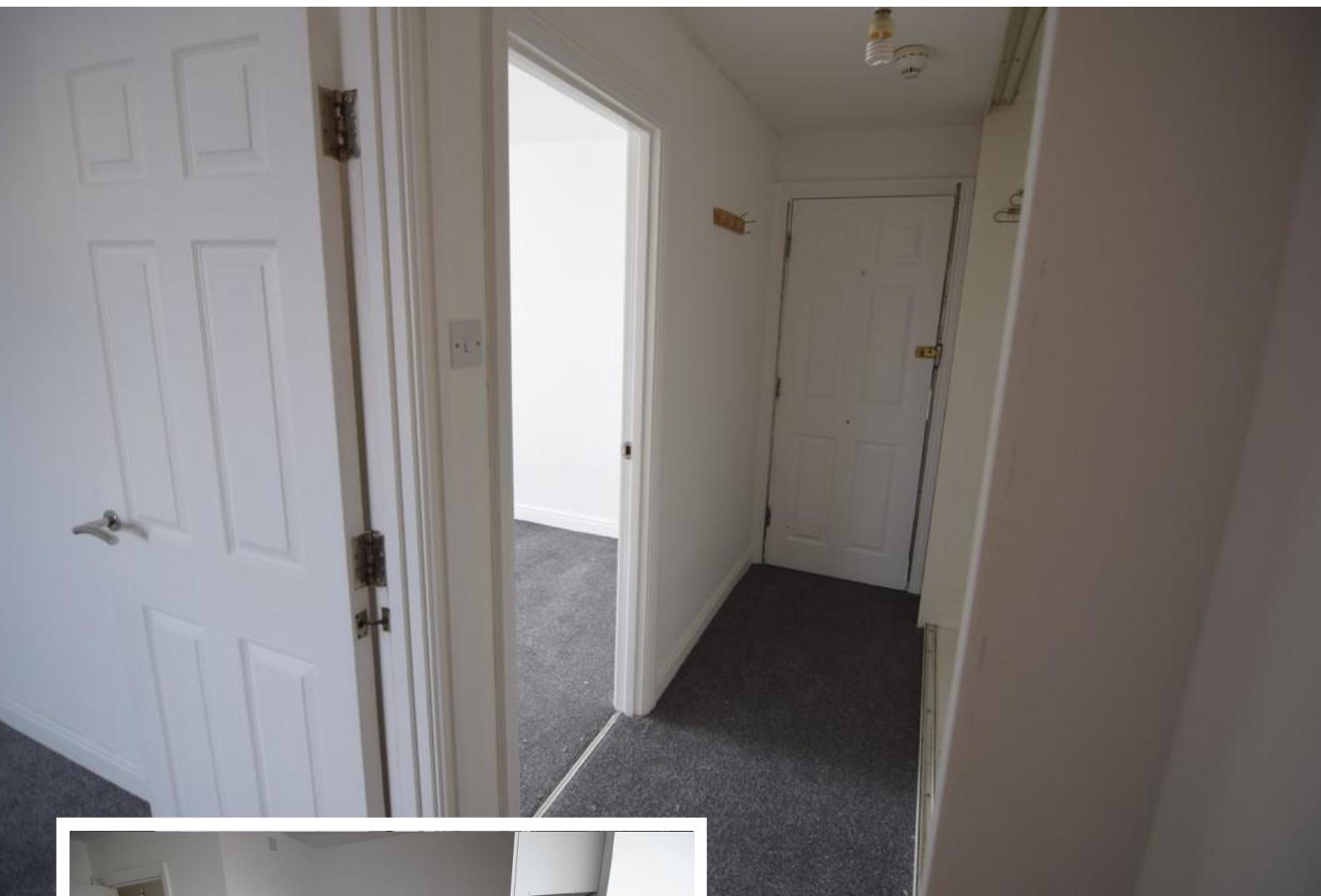
Blackpool, FY1 5AX

- **ONE BEDROOM FLAT 3RD FLOOR FLAT**
- **CLOSE TO THE TOWN CENTRE**
- **ALLOCATED PARKING**
- **CURRENTLY TENANTED**

**AUCTION GUIDE  
PRICE: £27,500**

EPC Rating 'TBC'





## Property Description

**Being Sold via Secure Sale online bidding.  
Terms & Conditions apply. Starting Bid £27,500.**

**Recently updated one bedroom third floor apartment, situated in a convenient location close to the promenade, shops, transport links and other local amenities.**

**Accommodation comprising hallway, lounge open to modern kitchen, bedroom and shower room. The property also benefits from electric heating, double glazing and allocated underground parking.**

**The property is currently tenanted and achieving £450pcm.**



#### LOUNGE / KITCHEN

14' 84" x 12' 62" (6.4m x 5.23m) NEWLY DECORATED WITH NEW CARPETS, ELECTRIC HEATING, DOUBLE GLAZED WINDOW  
KITCHEN WITH RANGE OF WALL AND BASE UNITS, ELECTRIC HOB AND ELECTRIC OVEN

#### SHOWER ROOM

9' 49" x 4' 48" (3.99m x 2.44m) TILED SHOWER ROOM WITH WHITE WC, WASH HAND BASIN AND SHOWER CUBICLE WITH ELECTRIC SHOWER

#### BEDROOM

11' 94" x 7' 89" (5.74m x 4.39m) DOUBLE BEDROOM WITH ELECTRIC HEATER, DOUBLE GLAZED WINDOW, RECENTLY DECORATED WITH NEW CARPETS

#### HALLWAY

12' 74" x 3' 23" (5.54m x 1.5m) ENTRANCE HALLWAY WITH STORAGE



#### 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.



TOTAL APPROX. FLOOR AREA 340 SQ.FT. (31.6 SQ.M.)

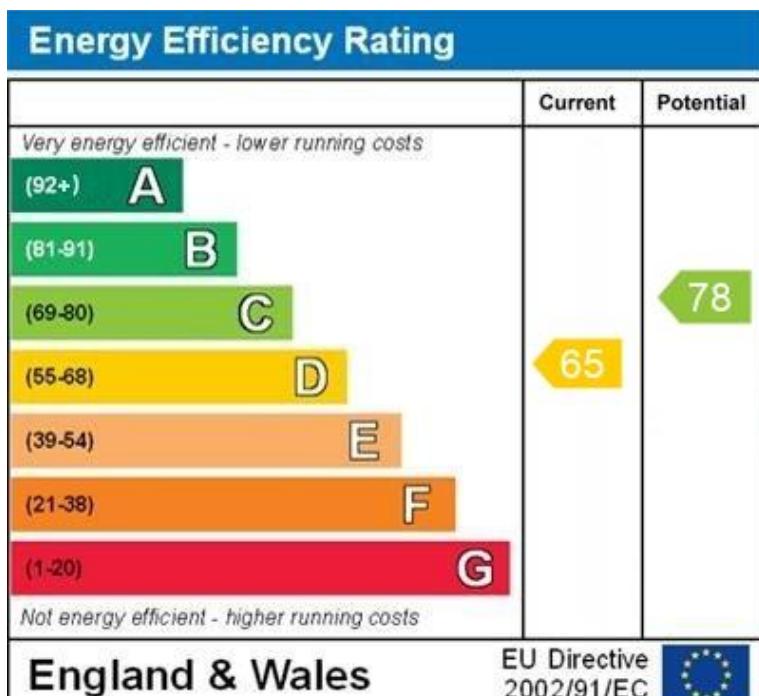
The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price', and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

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.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.