



## 26 & 26a Mill Road, Maldon, Essex CM9 5HZ Starting Bid £150,000

FOR SALE BY MODERN METHOD OF AUCTION; Starting Bid Price £150,000 plus Reservation Fee. SOLD AS AN INVESTMENT TWO APARTMENTS WITH TENANTS IN RESIDENCE (including Freehold). THE PROPERTIES WILL NOT BE AVAILABLE FOR INTERNAL VIEWING. A Ground Floor two bedroom apartment and a First Floor one bedroom apartment. On Street Permit Parking is available. Both properties are currently occupied with monthly rental returns Two Bedroom Ground Floor: £650pcm and tenant has twelve month assured shorthold tenancy until 14th October 2021. One Bedroom First Floor: £625pcm the tenants are currently on a periodic tenancy. The apartments are located close to Maldon High Street and within easy reach of an extensive list of local amenities. The properties WILL NOT be available for internal viewing. Photos displayed are library photos. This property is for sale by "iamsold Ltd".



## Auctioneers 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. This additional time allows buyers to proceed with mortgage finance.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.2% 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 £300.00 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.

## Two Bedroom Ground Floor Apartment

### Lounge 15'0" x 12'0" (4.57 x 3.66)

Entrance door and Pvc Double glazed window to front and side, radiator, through to;

### Inner Hallway

Two double full length storage cupboards, doors to bed 1 and bed 2/Nursery and through to;

### Bedroom 1 11'0" x 9'1" (3.35 x 2.77)

Pvc Double glazed window, radiator;

### Bedroom 2/Nursery 7'0" x 6'9" (2.13 x 2.06)

Pvc Double glazed window, radiator;

### Kitchen/Diner 13'9" x 10'6" (4.19 x 3.20)

Pvc Double glazed window, radiator, selection of base and wall cabinets with sink and drainer unit and integrated oven and hob and extractor fan over, tiled to floor and door to;

### Utility Room 9'2" (2.79)

Pvc Double glazed window, base cabinet and space for washing machine and wall mounted boiler, door to bathroom and door to side;

### Bathroom

Three piece white suite comprising of wc, wash hand basin, bath with shower over, radiator;

## One Bedroom First Floor Apartment

### Entrance Hall

Replacement entrance door, radiator and doors to;

### Bedroom 10'3" x 8'4" (3.12m x 2.54m)

Pvc Double glazed window with some open aspect views, radiator;

## Shower Room

Pvc Double glazed window, radiator, three piece white suite comprising of wc, wash hand basin and shower cubicle with shower system;

### Kitchen 12'0" x 9'0" (3.66m x 2.74m)

Window, selection of base and wall cabinets with space and plumbing for washing machine and dish washer, space for fridge/freezer, sink and drainer unit, wall mounted boiler, Open plan through to;

### Lounge/Diner 12'2 x 11'9 (3.71m x 3.58m)

Pvc Double glazed window, radiator;

## Roof Terrace

With views across open aspect, stairs down to ground level and side access;

## Agents Note

These particulars do not constitute any part of an offer or contract. All measurements are approximate. No responsibility is accepted as to the accuracy of these particulars or statements made by our staff concerning the above property. We have not tested any apparatus or equipment therefore cannot verify that they are in good working order. Any intending purchaser must satisfy him/herself as to the correctness of such statements within these particulars. All negotiations to be conducted through Church and Hawes. No enquiries have been made with the local authorities pertaining to planning permission or building regulations. Any buyer should seek verification from their legal representative or surveyor.

