



Ash Court Main Road, Harwich CO12 4NH

welcome to

Ash Court Main Road, Harwich

OFFERED WITH NO ONWARD CHAIN is this two bedroom first floor flat situated in a popular location within CLOSE PROXIMITY of local amenities and schools. The property benefits from OFF ROAD PARKING.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing 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 of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This 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 complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Storage heater, entrance door, storage cupboard with water tank, loft access.

Lounge

10' 7" max x 16' 5" max (3.23m max x 5.00m max)
UPVC double glazed window to front, storage heater, intercom.

Kitchen

7' 3" x 9' 5" (2.21m x 2.87m)
Matching wall and base units with roll-edge work top and tiled splashbacks, space for cooker, washing machine and fridge, stainless steel sink, storage

cupboard, UPVC double glazed window to side.

Bedroom One

9' 7" x 11' 5" (2.92m x 3.48m)
Storage heater, UPVC double glazed window to front.

Bedroom Two

10' 8" max x 9' 2" max (3.25m max x 2.79m max)
UPVC double glazed window to front, storage heater.

Bathroom

Low level WC, pedestal wash hand basin, bath with mixer taps and shower attachment, part tiled walls, extractor fan, electric radiator.

Outside

There is one parking space and outside communal space.

Agents Note

The flat has not yet been registered at land registry and details of the lease are yet to be finalised. The vendor has advised that a draft lease will be created which would be finalised on completion in preparation for submission at Land Registry. The advertised lease details have been provided by the seller as a guide only and subject to confirmation. We recommend that you seek guidance with regards to any financial arrangements and timeframes associated with this process to ensure that it will meet your requirements.



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Ash Court Main Road, Harwich

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- First Floor Flat
- 2 Bedrooms

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 1400.00

Ground Rent: 250.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 01 Jan 1987.

Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HAW109828 - 0008

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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