





For Sale By Online Auction. Starting Bids £55,000. Terms and Conditions Apply. One bedroom apartment situated in Hull's historic old town, ideally located within walking distance of all amenities including the Paragon Interchange, popular shopping centers, museums, many popular bars/restaurants and Hull College!

Features include: lounge area with fire surround, modern fitted kitchenette with appliances, double bedroom with fire surround, bathroom with bath/shower over and electric heating. The vendor has confirmed the service and maintenance charges are £95.00pcm and the lease has approximately 136 years remaining.

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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'.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both the marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

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 Auctioneers or the Marketing Agents website.

Auctioneers Additional Comments

Your details may be shared with additional service providers via the marketing agent and/or The Auctioneer.

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.

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.

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 of 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 your 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.

Communal entrance

Secure entrance door, leading into communal hallway and stairs to the first floor.

Private entrance

Front door leading into small hallway with door to open plan lounge, bedroom, bathroom and storage cupboard.

Lounge/Kitchen

Open plan lounge and kitchen, retaining many original features, this room boast impressive coving, sash windows and feature fire surround. There is a modern style kitchen with a stainless steel chimney style extractor, wall and base units, stainless steel sink and drainer electric oven hob & wall mounted electric heaters.

Bedroom

With feature fire surround, sash window and wall mounted wall heater.

Hallway

With large storage c/b housing the HW tank.

Bathroom

Complimentary wall tiling, bath with electric shower over, low level WC and wash hand basin.

