

## Lake Street, Dudley

## Guide Price £70,000 Leasehold

1 bedroom maisonette for sale

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000

Immaculate 1 bedroom maisonette split over 2 floors, that has recently been completely refurbished throughout and with no upward chain.

Having its own entrance door and split over the 1st and 2nd floor, including a modern fitted kitchen and lounge on the 1st floor, a modern shower room and bedroom on the 2nd floor, double glazing, carpets and flooring throughout.

Ideal for first time buyers or investors.

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.

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

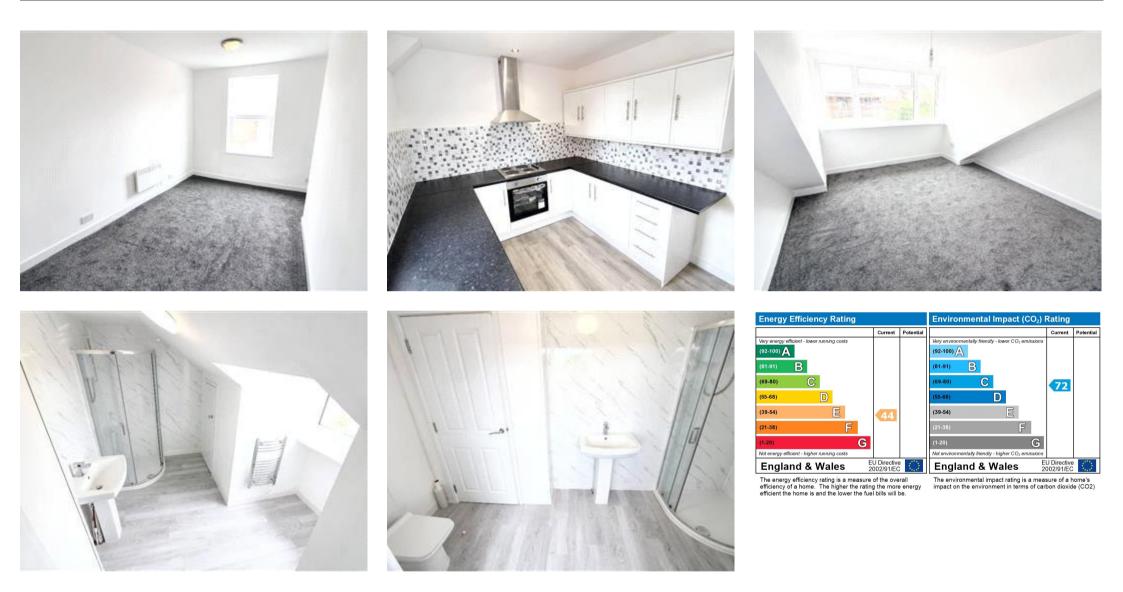
Land Tax liability associated with overall purchase costs.

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.

Council Tax Band: A Tenure: Leasehold TBC

## Tenure

Leasehold



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