

SIR JAMES KNOTT HOUSE, BROADWAY WEST, TS10 5AZ



FOR SALE BY AUCTION **Wednesday 26th August 2020**



- ▲ Modern Purpose-Built Apartment Block
- ▲ Great Two Bedroom First Floor Flat
- ▲ No Onward Chain
- ▲ Modern Fitted Kitchen
- ▲ Modern Shower Room
- ▲ Allocated Parking Space
- ▲ Close to Local Shops & Amenities
- ▲ No Buyers Premium Payable
- ▲ Book Your Viewing: Call us 9am – 9pm Monday to Friday, 9:30am – 5pm Saturday or 10am – 4pm Sunday

Guide Price £32,500

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APARTMENT

ENTRANCE HALL

With secure entry system and affording access to all principal rooms. Two integrated storage cupboards.

LOUNGE KITCHEN DINING ROOM - 5.28m x 3.45m (17'4" x 11'4")

With UPVC double glazed window, electric panel heater and a range of modern fitted base and wall units with contrasting worktops, sink with mixer tap, space for oven, space for washing machine and space for fridge freezer.

BEDROOM ONE - 3.23m (10'7") reducing to 2.54m (8'4") x 2.95m (9'8")

With UPVC double glazed window and electric panel heater.

BEDROOM TWO - 2.92m x 1.85m (9'7" x 6'1")

With UPVC double glazed window and electric panel heater.

SHOWER ROOM - 2.57m x 1.1m (8'5" x 3'7")

Integrated shower cubicle with shower over, pedestal wash hand basin and low level WC.

EXTERNALLY

PARKING

Allocated parking space in bay 21.

NO BUYERS PREMIUM PAYABLE

TO VIEW: Tel: 01642 285041

30-32 Station Road, Redcar, TS10 1AG

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AUCTION HOUSE DISCLAIMER

None of the services have been tested. Measurements, where given, are approximate and for descriptive purposes only. Boundaries cannot be guaranteed and must be checked by solicitors prior to exchanging contracts. The details are provided in good faith, are set out as a general guide only and do not constitute any part of a contract. No member of staff has any authority to make or give representation or warranty in relation to this.

DISCLAIMER

Each auction property is offered at a guide price and is also subject to a reserve price. The guide price is the level where the bidding will commence. The reserve price is the seller's minimum acceptable price at auction and the figure below which the auctioneer cannot sell. The reserve price, which may be up to 10% higher than the guide price, is not disclosed and remains confidential between the seller and the auctioneer. Both the guide price and the reserve price can be subject to change up to and including the day of the auction. The successful buyer pays a £750 +vat (total £900) Auction Administration Fee.

AGENTS REF: - JW/LS/RED180576/261118

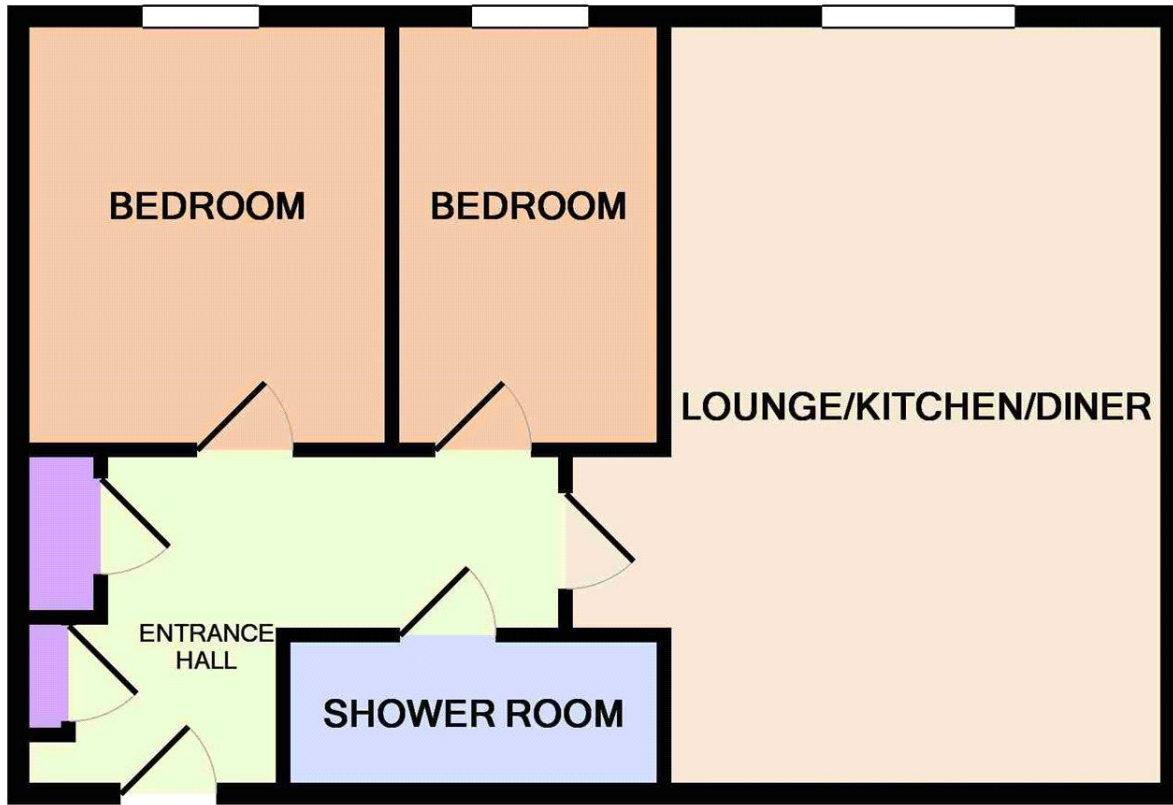
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Tel: **01642 285041**



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need to sell
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Michael Poole offers **FREE, no obligation** market appraisals and gives you guidance on the **BEST PRICE** you can expect in the current market



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B	83	87
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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