



Agents Property
AUCTION

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17 Clarendon House, Newcastle

Price guide £65,000+

75% Ownership

Located in Newcastle city centre, close to the railway station is this one bedroom upper apartment which offers spacious living accommodation.

The position allows you to take advantage of city living with a vibrant nightlife, with bars, restaurants plus shopping and excellent transport links.

Features include a communal entrance with a lift and an impressive staircase, secondary glazing and electric heating.

75% Ownership, 64 years remaining on lease, CASH BUYERS ONLY - ONLY OCCUPIERS ONLY

The accommodation comprises entrance hall, bedroom, bathroom, kitchen and lounge.

EPC rating: D

Council Tax band A

Tenure : Leasehold. 99 Years from 1 June 1987. The vendor has advised that he pays £260 per month which includes service charge, buildings insurance, water rates and rent of the remaining 25%.

For Sale By Auction www.agentspropertyauction.com LIVE ONLINE AUCTION 28 July 2022 OPTION 2

The Agents Property Auction Ltd, 14a Front Street, Prudhoe, Northumberland, NE42 5HN.

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Entrance Hall

Electric heater.

Bedroom

15'10 x 9'5 (4.83m x 2.87m)

Secondary glazed window and electric heater.

Bathroom

7'11 x 4'8 (2.41m x 1.42m)

WC, bath with electric shower and pedestal wash hand basin.

Lounge

12'3 x 19'6 (3.73m x 5.94m)

Secondary glazed window and electric heater.

Kitchen

7'10 x 9'6 (2.39m x 2.90m)

Fitted wall and base units, sink unit and drainer, electric hob and oven, space for washing machine and secondary glazed window.

Disclaimer 1

None of the services have been tested.

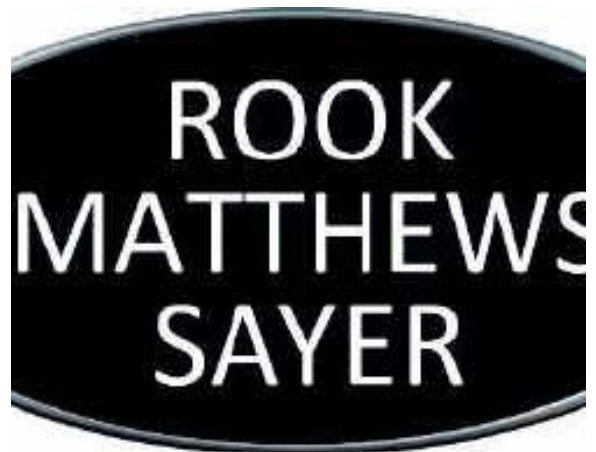
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For sale by auction see

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Disclaimer 2

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 sellers 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 £1000+vat (total £1200) Auction Administration Fee. At your request we can refer you to a North East based Solicitor from our panel. It is your decision whether you choose to deal with



them, should you decide to use them you should

Disclaimer 3

A copy of the title is available upon request, we recommend all potential buyers take legal advice, satisfy their requirements on all matters and have finance in place prior to purchase. The vendor advises the property cannot be let out. Detail awaiting vendors approval.

