



Hawthorn Close Benwell

- Ground Floor Flat
- No Chain
- Two Bedrooms
- Popular Location



Auction Guide Price: £55,000

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Hawthorn Close

Benwell

HAWTHORN CLOSE, BENWELL, NEWCASTLE UPON TYNE NE15 6AG

Available via auction, offered with no chain, is this ground floor flat located in Benwell. The accommodation briefly comprises of hallway, lounge, kitchen, two bedrooms and bathroom. The property benefits from gas central heating and double glazing throughout. Early viewing is recommended.

The property is situated close to local public transport routes to and from Newcastle city centre, the MetroCentre, and easy access to the A1 and A69.

It is understood that this property is leasehold. Should you decide to proceed with the purchase of this property, the Tenure and associated details and costs must be verified by your Legal Advisor before you expend costs.

Length of Lease: 109 years remaining as at December 2023

Service Charge: £1,466.91 pa Ground Rent: £465.00 pa

Council Tax Band: A EPC Rating: C

For Sale by Auction: Wednesday 27th March 2024. Option 2
Terms and Conditions apply

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 £2000+VAT (total £2400) Auction Administration Fee.

Joint Agents: The Agents Property Auction Ltd

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Hallway

Storage cupboard.

Lounge 16' 5" x 13' 7" into bay (5.00m x 4.14m)

Double glazed bay window to the side. Double glazed window to the front. Radiator.

Kitchen 13' 0" x 7' 1" (3.96m x 2.16m)

Double glazed window to the front. Plumbed for washing machine. Electric oven. Gas hob. Extractor fan. Sink/drain. Radiator.

Bedroom One 13' 6" x 9' 11" into wardrobe (4.11m x 3.02m)

Double glazed window to the rear. Fitted wardrobe. Radiator.

Bedroom Two 13' 6" max x 9' 8" (4.11m x 2.94m)

Double glazed window to the rear. Radiator.

Bathroom

Frosted double glazed window to the side. "L" shaped bath with shower over. Vanity wash hand basin. Low level WC. Extractor fan. Heated towel rail.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		76	78
(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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Money Laundering Regulations – intending purchasers will be asked to produce original identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We will also use some of your personal data to carry out electronic identity verification. This is not a credit check and will not affect your credit score.

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