



2 bed flat to buy in NG5

Redcliffe Road, Nottingham,
Nottinghamshire, NG5 2BS

£80,000 Starting Bid

 x 2  x 1  x 2

Tenure

Share Of Freehold

Garage parking

Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Fourth Floor Apartment
- ✓ Large Lounge with Juliette Balcony
- ✓ EPC Rating E

Key Information

- ✓ Council Tax: **Band B**
- ✓ EPC Rating: **E**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Broadband: **Cable**
- ✓ Mobile signal: **Good**

Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply

Located in the popular NG5 area, this spacious fourth-floor apartment offers well-proportioned accommodation, attractive communal grounds, and the added benefit of a share of the freehold, making it an excellent opportunity for first-time buyers, professionals, downsizers, or investors.

The property comprises a generous living room with access to a Juliette balcony, providing an abundance of natural light and pleasant outlooks. The living space flows through to a separate dining room, creating an ideal setting for both everyday living and entertaining, whilst the adjoining kitchen offers ample storage and workspace.

There are two bedrooms, including a good-sized double bedroom and a versatile single bedroom, suitable for use as a guest room, nursery, or home office. The bathroom is fitted with a white suite and features a shower over the bath.

Externally, residents benefit from access to well-maintained communal gardens and the added convenience of a garage, providing valuable parking or storage space.

A particular feature of the property is that purchasers acquire a one-twelfth share of the freehold. There is no ground rent payable, and the annual service charge is approximately £1,200, which includes building insurance and the maintenance of communal areas.

Offering spacious accommodation, attractive outdoor space, and a highly desirable share of freehold arrangement, this apartment represents a fantastic opportunity in a well-established residential location with excellent access to Nottingham city centre and local amenities.

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.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

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 nonrefundable reservation fee up to 6% inc VAT (subject to a minimum which could be up to £7,200 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: B

Tenure: Share Of Freehold

Annual Service Charge Amount: £1,200.00

Price: Starting Bid £80,000

Property Type: Flat

Parking: Garage

Construction materials: Brick and block

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Electric

Electric: National Grid

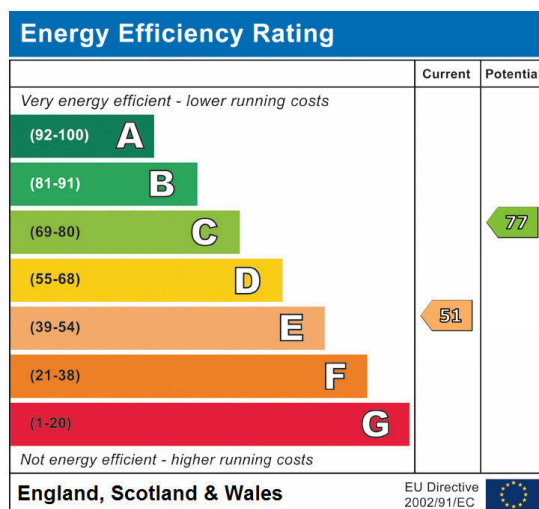
Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: Cable

Mobile signal coverage: Good



Redcliffe Road, Nottingham, Nottinghamshire, NG5 2BS

Contact your local branch today for more information on this property:

32 High Street, Chatteris, Cambridgeshire, PE16 6BG, Tel: 01354 697804, admin@kavanaghhayes.co.uk, www.kavanaghhayes.co.uk

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