



Goodwin Fox

A Fresh Approach To Property

RESIDENTIAL SALES & LETTING AGENTS



## 28 Princes Avenue

£100,000

Withernsea, HU19 2JA



Property Address: 28 Princes Avenue, Withernsea, HU19 2JA

NOTICE OF OFFER We advise that an offer has been made for the above property in the sum of £100,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Goodwin Fox

Agents Telephone Number: 01964 611281

A rare opportunity to acquire a three-storey freehold block arranged as three individual flats, each with its own services, address and council tax banding.





28A Princes Avenue - 64 square metres two bedroom ground floor flat with EPC band D.

28B Princes Avenue - 59 square metres two bedroom mid floor flat with EPC band D.

28C Princes Avenue - 40 square metres one bedroom top floor flat with EPC band D.

\*measurements as per stated on each EPC.

Please be advised this is a corporate sale and as such certain terms and conditions are imposed on us as agents, the property will need to remain fully marketed until exchange of contracts has taken place, any accepted offer will be displayed via a public notice with higher offers invited. A buyer will need to provide proof of funds before an offer can be passed forwards and there will be certain timescales set by the selling company, these include a 14 day exchange of contracts/completion deadline for cash buyers (extended to 28days for purchasers with a mortgage). The property is sold as seen with no warranties or guarantees, with the

working conditions of any services or appliances within the property unknown and untested.

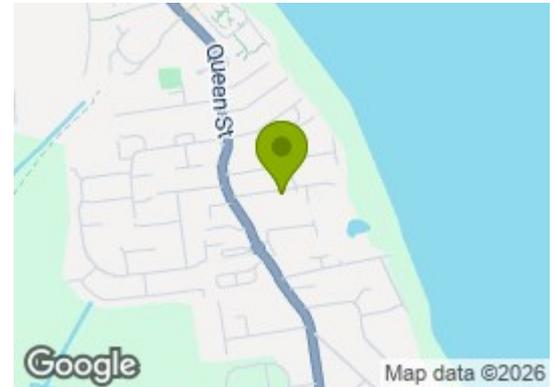
**Agent Note**

Parking: on street parking.

Heating & Hot Water: believed to be gas central heating but not tested.

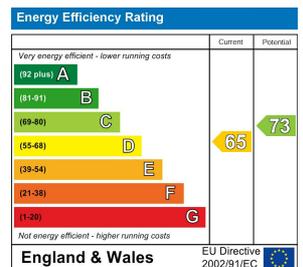
Mobile & Broadband: we understand mobile and broadband (fibre to the premises) are available in the area. For more information on providers, predictive speeds and best mobile coverage, please visit Ofcom checker.

Council tax: all three flats are band A council tax.



**Energy Efficiency Graph**

**Tenure: Freehold**



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make/give any representation or warranty in respect of the property.

