



Butlers Court, EN8 7EG
Waltham Cross



Butlers Court, EN8 7EG

Kings Group are delighted to present this CHAIN FREE, ONE BEDROOM APARTMENT, located walking distance to Theobalds Train Station.

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £175,000

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This beautiful flat is in prime location due to its easy access to public transport such as Theobalds Station (0.1 miles), Waltham Cross Station (0.8 miles), Waltham Cross Bus Station (0.7 miles) and the bonus of being able to access the A10 and M25 in under 10 minutes providing you with great commute links to London and the surrounding areas. The property also benefits from being near some of the most sought after schools in the area such as St Josephs School (0.2 miles), Holy Trinity Primary School (0.4 miles), Downfield Primary School (0.8 miles), Goffs Churchgate Academy (1.5 miles) and many more. Local shops and amenities are within a 5 minutes walk from the front door, the Waltham Cross pavilion shopping center (0.8 miles) is a very short walk away giving you a wider arrange of supermarkets and shops to choose from. This property is also close to Cedars Park (0.5 miles) and Lea Valley (0.3 miles) giving you large open spaces for walks and outdoor activities plus with the Laura Trott leisure center being just 1 mile away your never far from a local gym. In our opinion this property is ideal for a first time buyer or investor due to its great positioning and local amenities.

The accommodation comprises of a spacious lounge, modern kitchen, three piece

£175,000

- ONE BEDROOM APARTMENT
- IMMEDIATE EXCHANGE OF CONTRACTS AVAILABLE
- ALLOCATED PARKING
- IDEAL FOR FIRST TIME BUYERS
- SECURITY PHONE ENTRY SYSTEM

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'.

- AWAITING INTERNAL PHOTOS
- SOLD VIA SECURE SALE
- WALKING DISTANCE TO THEOBALDS STATION
- LEASEHOLD
- CLOSE TO WALTHAM CROSS STATION

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 non-refundable 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.

