



Flat 3 7 Elders Street, Scarborough YO11 1DZ
Auction Guide £40,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- For Sale by Modern Auction
- Subject to Reserve Price & Reservation Fee
- OPEN PLAN LOUNGE/DINING/KITCHEN
- SET OVER THE 1ST AND 2ND FLOOR
- CLOSE PROXIMITY TO SCARBOROUGH TOWN CENTRE
- OFFERED WITH NO ONWARD CHAIN



This property is for sale by the Modern Method of Auction. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, iamsold Limited. This method of auction requires both parties to complete the transaction within 56 days of the draft contract for sale being received by the buyers solicitor (for standard Grade 1 properties). This additional time allows buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack. The buyer will also make payment of £349 including VAT towards the preparation cost of the pack, where it has been provided by iamsold. The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

The property is accessed via an entrance hall on the first floor with stairs up to the second floor where the property comprises; an open plan lounge/dining/kitchen, double bedroom with access on to the fire escape and a hallway with stairs up to the third floor. To the third floor lies a landing, bedroom and a three-piece suite bathroom with



ACCOMMODATION

FIRST FLOOR

Entrance Hall

11'1" x 2'7"

SECOND FLOOR

Landing

10'9" x 5'6"

Kitchen

11'5" x 6'10"

Lounge

10'5" x 11'5"

THIRD FLOOR

Landing

10'9" x 5'6"

Bedroom Two

16'0" x 7'6"

Bathroom

10'9" max x 10'9" max

Tenure/Maintenance

We have been informed by the owner that the property is Freehold and there is a maintenance agreement in place with Walker Landray of approximately £1200 per annum.

Details Prepared

TLPF/180724

Interested? Get in touch:

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