



- Five bedrooms
- End terrace
- Vacant
- Council tax band C
- 0.4 miles to Maidstone East and Maidstone West railway stations
- Designed for HMO use
- Positioned in the town centre
- EPC D
- Freehold
- Auction Friday 15 December 2023



Auction Guide £200,000 

Lot 93, The Old Stores Rear of 10-14 Gabriels Hill, Maidstone, Kent, ME15 6JG

FOR SALE BY AUCTION: To be sold by public auction at the owner's instruction. A five-bedroom end terrace house designed for multiple occupancy use in Maidstone town centre. Vacant and ideal for investors looking for a return. To be sold via online bidding on Friday, 15 December 2023.

Auctioneer's comments: 'This Lot offers an opportunity to buy a vacant 1033 SQFT five-bedroom end terrace house designed for HMO use.'

18761455

Auction date

The property is to be sold by public auction on Friday 15 December 2023 via a 2-hour online bidding window.

To view

The property can be viewed by booking onto one of the advertised managed block viewings. Once you have registered to bid by setting up your online bidding account, you will be emailed a Calendly link to do this. Each block viewing is strictly 30 minutes, and no ad hoc viewings will be available. In most cases, a video tour will be available.

Description

Five bedrooms, bathroom, shower room, freehold, vacant, 1033 SQFT

Outside

Passageway

Location

The Old Stores, The Rear 8-12 Gabriels Hill, Maidstone, off High Street and 0.4 miles to Maidstone East and Maidstone West railway stations

Accommodation

Basement: kitchen

Ground floor: one reception, w/c, and two bedrooms

First floor: three bedrooms, bathroom and shower room

EPC rating

D

Tenure

Freehold with vacant possession

Local authority and council tax band

Kent County Council and Maidstone Borough Council

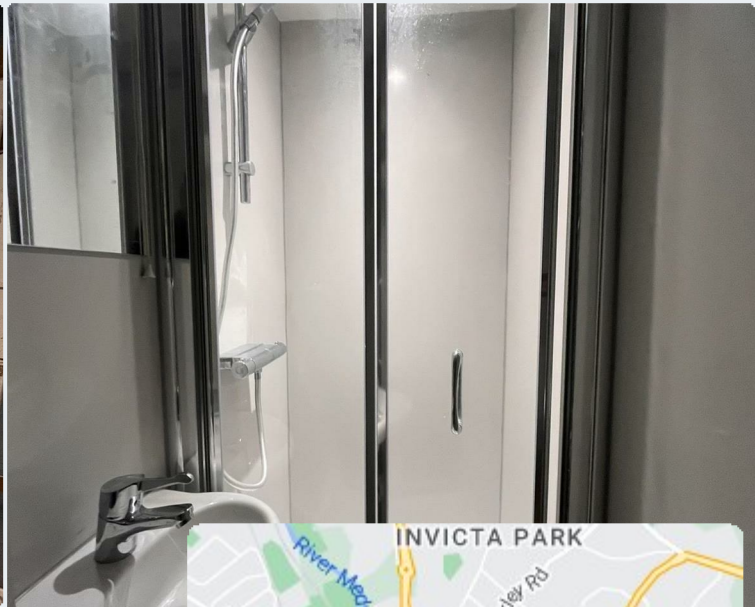
Council tax band: C

Pre-auction bids

To make a pre-auction bid, you must be an approved bidder. Once you have set up your online bidding account, verified your ID and paid the security deposit, you can email the amount you would like to bid. The common auction conditions and special conditions apply to all pre-auction bids, and no conditions will be acceptable. Should your pre-auction bid be accepted, you will need to immediately pay the balance of the 10% deposit (min. £5,000) and all auction fees listed. The Auctioneer reserves the right to refuse any bid.

Auction fees

In addition to the 10% deposit (min. £5,000) of your winning bid, you must pay an auction buying commission of 1.75% plus VAT (min. fee of £1,750 plus VAT) of the purchase price and auction buying fee of £1,900 plus VAT. Please be aware that additional fees may be payable on completion, including disbursements in the legal pack. Check the legal pack for each lot you are interested in before bidding.



While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown here are not guaranteed and no guarantee is given for their condition or fitness for their use. Made with Metropac 3.0.023

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
87	87		
64			

England & Wales EU Directive 2002/91/EC

