



- Two bedroom flat
- Purpose built
- Tenanted
- 10% Gross annual yield
- Leasehold
- 689 SQFT
- Allocated parking
- Auction Friday 9 February 2024



## Auction guide £125,000

### Lot 96 Flat 4 Kenilworth Court, Bow Arrow Lane, Dartford, DA2 6RB

FOR SALE BY AUCTION: To be sold by public auction on the Executor's instruction. A two-bedroom leasehold purpose built flat. Tenanted and ideal for investors. To be sold via online bidding on Friday, 9 February 2024.

Auctioneer's comments: 'This Lot offers an opportunity to buy a tenanted two-bedroom first floor flat in Kenilworth Court, Dartford.'

**Auction date**

The property is to be sold by public auction on Friday 9 February 2024 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**

Two bedrooms, tenanted, first floor flat, 689 SQFT, leasehold (99 years from 1 September 1989)

**Outside**

Common area garden, allocated parking

**Location**

Dartford, Kent, 1.0 mile to Dartford Train Station

**Accommodation**

First floor: two bedrooms, reception, kitchen, bathroom

**EPC rating**

C

**Tenure**

Leasehold  
99 years from 1 September 1989

**Local authority and council tax band**

Kent County Council and Dartford 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.

