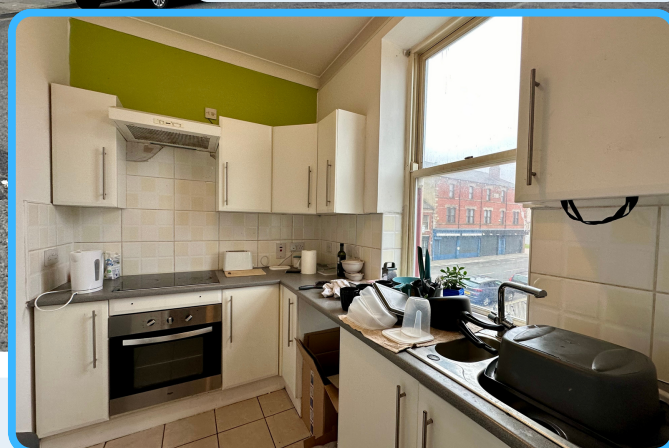




- Studio flat
- 280 SQFT
- Hartlepool
- Tenanted £300 PCM
- 18% gross annual yield
- 0.1 miles to Hartlepool railway station
- Leasehold, 125 years from 1 January 2007
- Auction 12 April 2024



## Auction guide £20,000

**Lot 100 - 5 Tower Chamber Apartments, Tower House, 5 Tower Street, Hartlepool, TS24 7HH**

**FOR SALE BY AUCTION:** To be sold by public auction on the owners' instruction. A tenanted leasehold studio flat in Hartlepool with a gross annual yield of 18% . To be sold via online bidding on Friday, 12 April 2024.

Auctioneer's comments: 'An opportunity to bid for and buy a cash flowing asset making a gross annual yield of 18% on the listing guide price.'



*Lot 100 Video Tour*

**Auction date**

The property is to be sold by public auction on Friday 12 April 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**

Tananted mid-floor studio flat

**Location**

Hartlepool, County Durham, 0.1 miles to Hartlepool railway station

**Accommodation**

Studio area with kitchen, bathroom, cloakroom

**Outside**

Communal entrance

**EPC rating**

To be confirmed

**Tenure**

Leasehold

125 years from 1 January 2007

**Local authority and council tax band**

Hartlepool Borough Council

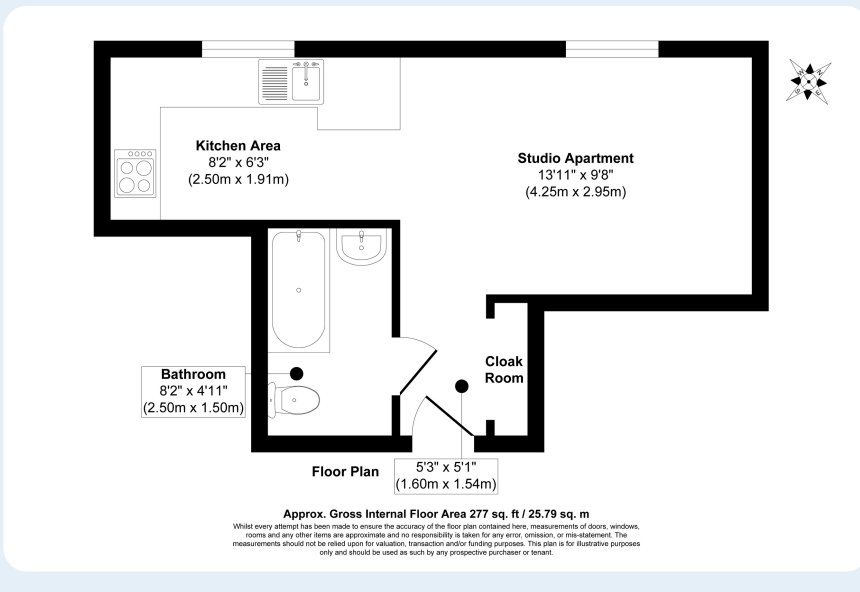
Council tax band: A

**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 2% plus VAT (min. fee of £2,100 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.



**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-90) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		60
(49-54) <b>E</b>		
(39-48) <b>F</b>	32	
(1-38) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

**TO FOLLOW**