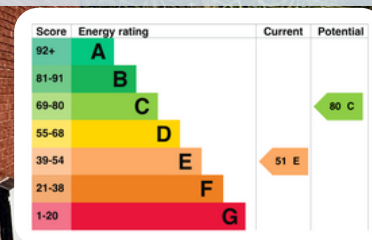


- First-floor flat
- Two bedrooms
- Allocated parking
- Leasehold (100 years from 1 January 1982)
- Extent 430 SQFT
- EPC E
- Balby, Doncaster, South Yorkshire
- Auction 14 March 2025



Video Tour Lot 118

Auction guide £40,000

Lot 118 - 144 Arden Gate, Balby, Doncaster, South Yorkshire DN4 9DP

A purpose-built, vacant, low leasehold, first-floor 430 SQFT flat with parking located in Balby, Doncaster. Ideal for investors. (Title number: SYK193245)

FOR SALE BY AUCTION: To be sold by public auction on the owner's instruction. A purpose-built, vacant, low leasehold, first-floor 430 SQFT flat with parking located in Balby, Doncaster. Ideal for investors. To be sold via online bidding auction on Friday, 14 March 2025.

Auctioneer's comments: 'This Lot offers rental income potential with comparable properties nearby renting in the £600 per month range.'

Auction date

The property is to be sold by public auction on Friday, 14 March 2025 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

First floor, two bedrooms, 430 SQFT, parking, low lease

Location

Balby, Doncaster, 2.6 miles to Doncaster railway station

Accommodation

First floor: two bedrooms, kitchen, bathroom, living room

Outside

Allocated parking

EPC rating

E

Tenure

Leasehold with vacant possession

100 years from 1 January 1982

Ground rent: £25.00 annually

Service charge: £525.73 biannually

Local authority and council tax band

Doncaster Metropolitan 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 1.5% plus VAT (min. fee of £1,900.00 plus VAT) of the purchase price and auction buying fee of £1,900.00 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.



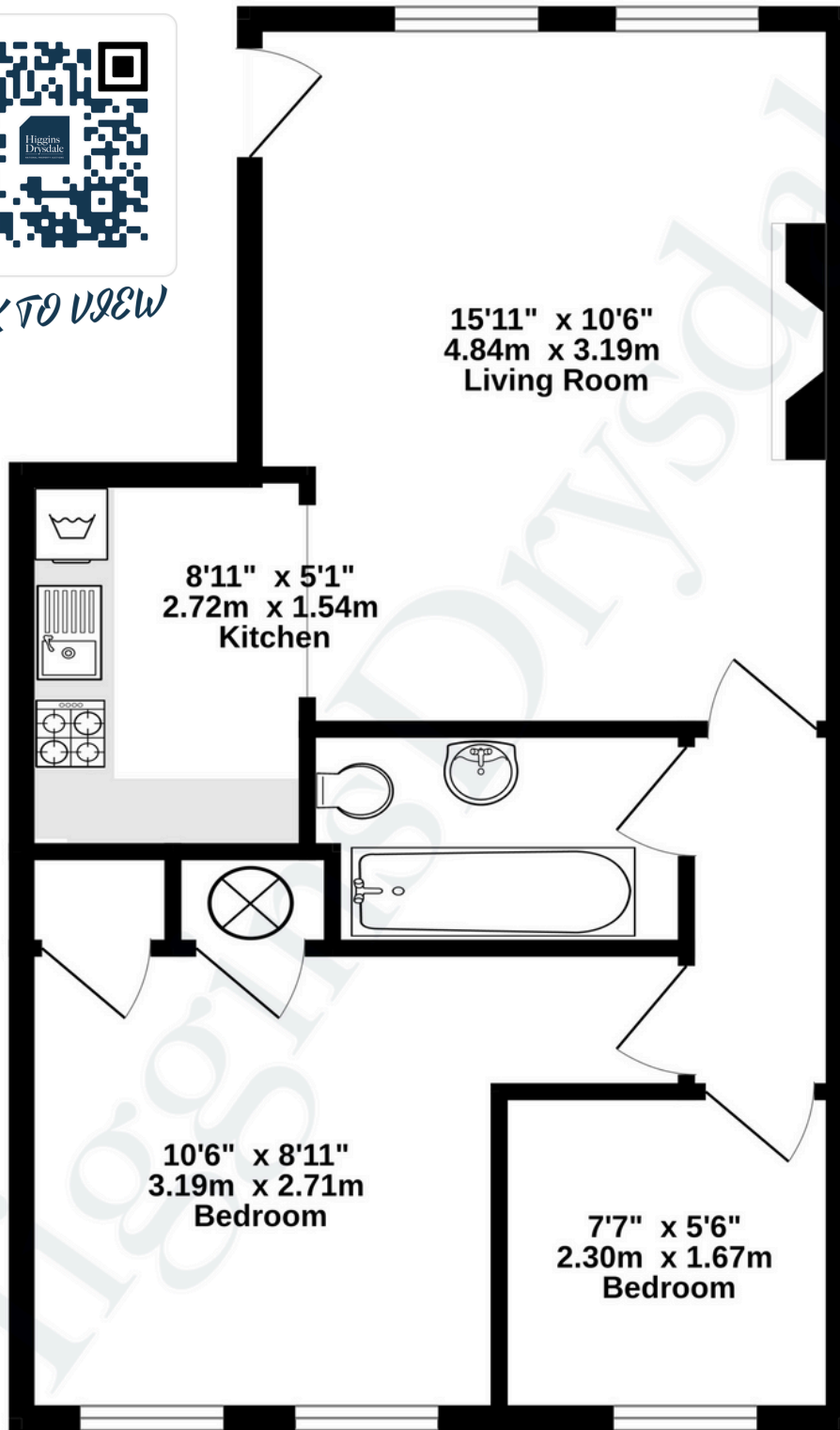
Register to bid



FIRST FLOOR FLAT



BOOK TO VIEW



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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 have not been tested and no guarantee as to their operability or efficiency can be given.
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