

FIRST FLOOR



Approximate Area = 645 sq ft / 60 sq m
For identification only - Not to scale

Red Hill, Waterringbury, Maidstone, ME18

432 Red Hill, Waterringbury, Maidstone, Kent, ME18 5BJ

ASKING PRICE: £210,000
EPC RATING: D





CHAIN FREE!! - For sale by Modern Auction - T&C's apply - 82Ft Rear Garden - Subject To An Undisclosed Reserve Price - Online Bidding - Buyers Fee's Apply

A fantastic opportunity to purchase a THREE bedroom FIRST floor apartment situated in a no-through-road on the outskirts of the popular village of Watlington. This property benefits from its own front door access, its OWN rear garden and a GARAGE. It does require some updating and modernising but has a long lease and is being offered with No onward chain. Please contact the office to arrange a look inside

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £349.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

**Leasehold
Lease Length: 968 years
Ground Rent: £270 p/a
Service Charge; £285 p/a
Council Tax: A
EPC: D
Full Fibre Broadband Not Yet Available**



- **A THREE BEDROOM TOP FLOOR APARTMENT**
- **OWN GARDEN TO REAR**
- **A GARAGE**

- **DOES REQUIRE SOME UPGRADING**
- **FOR SALE BY MODERN AUCTION - T&C'S APPL**
- **CASH BUYERS ONLY – BUYERS FEES APPLY**

TAKE A LOOK AT: WWW.SIMONMILLER.CO.UK

Agents Note: All dimensions are approximate and quoted for guidance only. Reference to appliances, fixtures, fittings and services does not imply that they are necessarily in good condition, fit the purpose or are in working order. Interested parties are advised to obtain verification from their Solicitors as to the Freehold/Leasehold status of the property and confirmation regarding the condition of any fixtures and fittings included in the sale.

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