



**Catcote Road, Hartlepool, TS25 2LS**

**welcome to**

**Catcote Road, Hartlepool**

This fantastic residential investment opportunity is located at The Fens Shopping Centre on Carter Road in Hartlepool. All 10 flats now rented generating £51,600 worth of income per annum. Please note residential flats for sale only, commercial shops below not effected.



## **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

## **Entrance Hallway**

Accessed via UPVC double glazed door, radiator, large walk in storage cupboard, loft access.

## **Kitchen**

Fitted with a combination of white wall and base units with contrasting working surfaces and complimenting splashback, inset stainless steel sink/drain unit with mixer tap, recess for cooker, recess and plumbing for washing machine, wall mounted gas central heating boiler, UPVC double glazed window to rear.

## **Bathroom**

Fitted with a 3 piece white suite comprising of:- panelled bath with electric shower over, wall mounted wash hand basin, low level low flush WC, chrome heated towel rail, UPVC double glazed window to rear.

## **Living Room**

UPVC double glazed window to rear, radiator.

## **Bedroom 1**

UPVC double glazed window to rear, radiator.

## **Bedroom 2**

UPVC double glazed window to front, radiator.

## **Agents Note:**

Multiple EPC ratings as separate addresses.



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## Catcote Road, Hartlepool

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- INVESTMENT OPPORTUNITY
- CLOSE TO LOCAL AMENITIES

Tenure: Leasehold EPC Rating: E

Council Tax Band: Deleted Service Charge: 20566.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

**£425,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
HAR118620 - 0005

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