



Alexander Court Dame Mary Walk, Halstead CO9 2FF

welcome to

Alexander Court Dame Mary Walk, Halstead

Situated within the popular Dame Mary Walk retirement complex, this well-presented two-bedroom apartment offers comfortable living with access to attractive communal areas and a friendly community atmosphere, conveniently located close to Halstead's amenities.



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 Hall

Entrance door. Door giving access to the lounge/diner.

Lounge / Diner

18' 9" max x 16' 9" max (5.71m max x 5.11m max)
Two windows to the front aspect. Built in cupboard. Leads through to the kitchen. Radiator. Door leading to the landing.

Kitchen

7' 11" x 7' 7" (2.41m x 2.31m)
Range of matching, modern wall and base units with work surfaces over. Built in fridge/freezer and dishwasher, oven, hob with extractor over. Inset sink, drainer with mixer tap.

Landing

Doors giving access to the lounge/diner, bathroom and bedrooms. Stairs to ground floor. Radiator.

Bedroom One

13' 1" x 11' 2" (3.99m x 3.40m)
Window to rear aspect. Radiator.

Bedroom Two

9' 7" x 7' 7" (2.92m x 2.31m)
Window to rear aspect. Radiator.

Bathroom

7' 7" x 5' 11" (2.31m x 1.80m)
Suite comprising wc, wash basin and bath with shower over and screen. Heated towel rail. Part tiled.

Communal Area

Well maintained communal gardens for all residents.

Agents Note

Please be aware that we require ID and proof of address from all buyers prior to formally processing any accepted offers. An AML fee of £80 (inclusive of VAT) is also payable at this stage and covers the cost of carrying out the required identity and anti-money laundering checks, this is per transaction, not per person buying. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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welcome to

Alexander Court Dame Mary Walk,

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Two bedrooms
- Well maintained

Tenure: Leasehold EPC Rating: B

Council Tax Band: C Service Charge: 3360.00

Ground Rent: 500.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2011.
Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£90,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HST108485 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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