



14 Tiger Court

, Burton-On-Trent, DE14 3PR

Auction Guide £70,000



Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £70,000:

First floor apartment, situated within the converted heritage brewery site, Tiger Court conveniently located near to Burton Town Centre. Accommodation in brief comprises: Communal entrance and staircase to first floor, open plan living dining kitchen, 2 bedrooms, and bathroom. Outside is a designated parking space allocated to the property. EPC D. Council Tax Band A. LEASEHOLD SOLD VIA ONLINE AUCTION



Entrance Hall

Access on first floor via secure intercom system from communal entrance. Dimplex electric heater, ceiling light point, power points, open reach master socket, consumer unit, telephone intercom, smoke detectors, door to airing cupboard housing hot water cylinder, doors leading to lounge, bedrooms and bathroom.

Lounge / Diner 10'4" x 12'5" m extending to 18'7" (3.16m x 3.80 m extending to 5.67m)

Double glazing window, 2x Airmaster electric panel heater, power points, ceiling light points, TV radio satellite and phone point, Dimplex thermostat controller.

Kitchen 6'9" x 7'7" (2.06m x 2.32m)

Fitted with a range of wall and base beech shaker style units with roll edge worktops, 1.5 bowl stainless steel sink with drainer and chrome mixer tap, built in electric oven with electric hob and stainless steel chimney extractor fan over. Space for fridge/freezer, integrated washing machine, smoke detector, ceiling light point and power points.

Bedroom One 7'10" x 13'2" (2.40m x 4.03m)

Double Glazing window, power points, aerial and phone point, Dimplex electric heater and ceiling light point

Bathroom 6'0" x 6'11" (1.83m x 2.11m)

Fitted with low level flush wc, wash hand basin with chrome mixer tap, panelled bath with chrome mixer tap and chrome thermostatic shower over. Electric towel heater, ceiling mounted extractor fan, ceiling light point and shaving point.

Bedroom Two 7'1" x 11'3" (2.18m x 3.44m)

Double glazing window, Dimplex electric heater, ceiling light point, power points and door to built in wardrobe.

Auctioneer Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere.

Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.

An auction can be closed at any time with the auctioneer permitting for the property (the lot) to be sold prior to the end of the auction.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

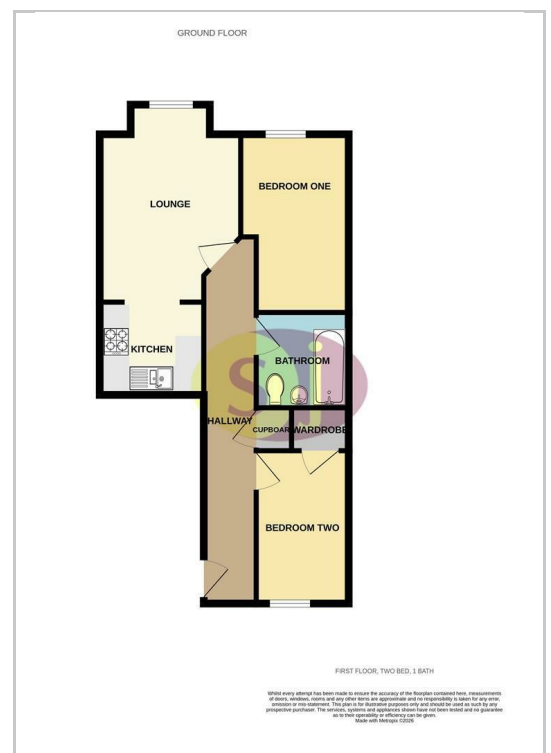
Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee up to 7.2% inc VAT (subject to a minimum which could be up to £7,200 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

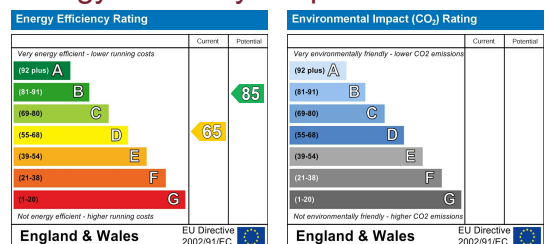
Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

33 Main Street, Stretton, Burton on Trent, Staffordshire, DE13 0EA

T: 01283 534818 | E: info@sj4homes.com | www.sj4homes.com