





Apartment

APARTMENT 4, 54 ENGLANDS LANE, GORLESTON, GREAT YARMOUTH, NR31 6BE

Auction Guide

£80,000

FEATURES

- Being sold by Auction
- First Floor Apartment
- Open plan Lounge/Kitchen
- Walking distance of Gorleston Beach
- Turn Key condition
- Two Double Bedrooms
- Modern Shower Room
- No Onward Chain

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THINK PROPERTY

2 Bedroom Apartment located in Great Yarmouth

BEING SOLD BY AUCTION - AUCTION GUIDE £80,000.

Nestled on Englands Lane in the charming area of Gorleston, Great Yarmouth, this delightful two-bedroom flat offers a perfect blend of modern living and coastal charm. This property has been thoughtfully designed to cater to contemporary lifestyles while retaining its character.

Upon entering, you are welcomed into an entrance hall leading to all rooms and through to the open plan lounge and kitchen area, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining. The modern bathroom adds a touch of luxury, ensuring comfort for all residents. With two well-proportioned bedrooms, this flat is perfect for small families, couples, or even as a holiday retreat.

One of the standout features of this property is its enviable location. Just a short stroll away, you will find the beautiful Gorleston Beach, perfect for leisurely walks, sunbathing, or enjoying the vibrant seaside atmosphere. The surrounding area boasts a variety of local amenities, including shops, cafes, and parks, making it a convenient and desirable place to live.

This property is being sold via auction, presenting a unique opportunity for potential buyers to secure a lovely home in a sought-after location. Whether you are looking for a permanent residence or a holiday getaway, this flat on Englands Lane is sure to impress. Do not miss the chance to make this charming property your own.

Entrance Hall
With Entrance door and doors to all rooms.

Bedroom 1
Double glazed window to side and built-in wardrobe.

Bedroom 2
Double glazed window to side and built-in wardrobe.

Shower Room
Fitted with a walk-in shower cubicle, low level w.c., hand wash basin and heated towel rail.

Open Plan Lounge/Kitchen
Fitted with a range of wall and base storage units and drawers with worktops over, breakfast bar, sink and drainer unit, integrated electric oven, electric hob and extractor over, range of integrated appliances, radiator, double glazed windows to side.

Lease information
Leasehold Lease Start Date 9th September 2021 Lease End Date 1st January 2151 Lease Term was 130 years commencing on and including 1 January 2021 Lease Term Remaining approx 124 years.

Auction Details
Auctioneers 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 nonrefundable reservation fee up to 6% 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.

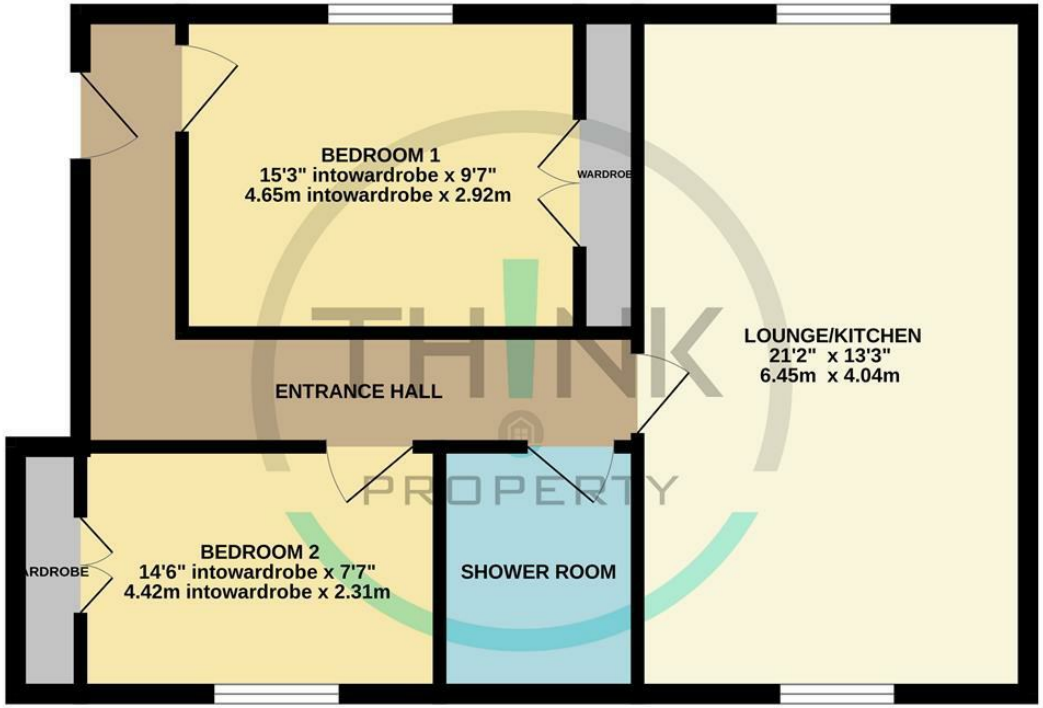








GROUND FLOOR



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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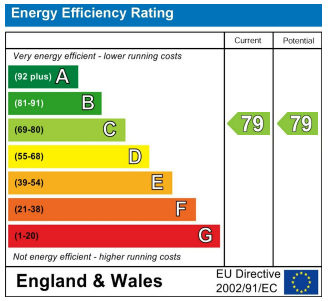
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