



## Selden Road, Selden

£135,000

Welcome to this charming ground floor flat located on Selden Road in the delightful area of Selden. This property, built in 1890, boasts a rich history and character that is sure to appeal to those who appreciate traditional architecture.

The flat features a well-proportioned reception room, perfect for entertaining guests or enjoying a quiet evening at home. The two bedrooms provide ample space for relaxation, making it an ideal choice for small families, couples, or individuals seeking a comfortable living environment.

The bathroom is conveniently located, ensuring ease of access for all residents. The flat's ground floor position offers the added benefit of easy entry and exit, making it suitable for those who prefer to avoid stairs.



Council Tax Band:

- Two bedroom ground floor flat
- Allocated parking
- Immediate 'exchange of contracts' available
- Yards away from the seafront
- Character features

- Cellar Storage
- Sold via 'Secure Sale'
- Lease - 93 years approx.
- Easy walk to the town centre
- Local transport links



**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.

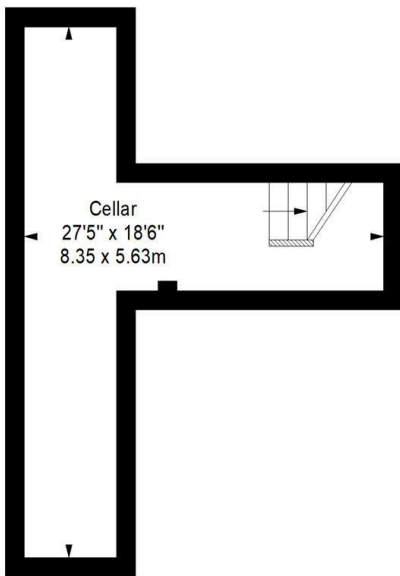
A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments.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



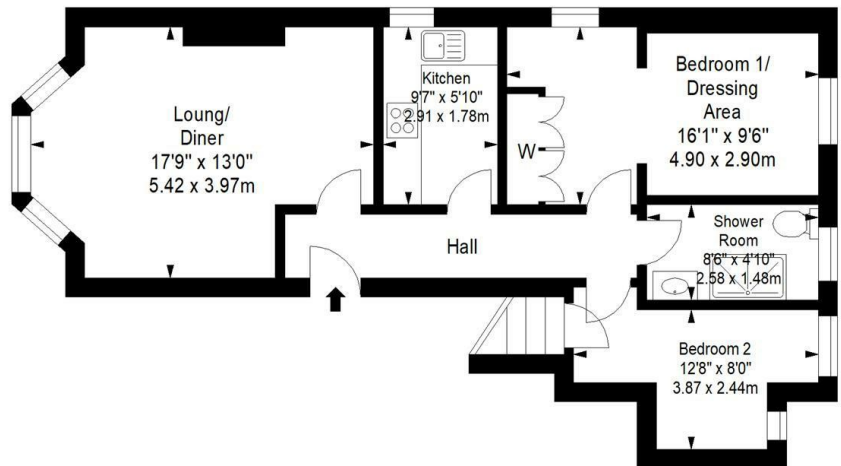
**EPC Rating:**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Lower Ground Floor



Ground Floor



Approximate gross internal floor area 76.1 sq m/ 819.2 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.  
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