



**LAWRENCE RAND**

**Rabournmead Drive, Northolt**

Guide Price **£160,000**



# Rabournmead Drive

- Studio Apartment
- No upper chain
- Electric heating
- Close to local amenities
- Allocated parking
- Long lease
- Being Sold via Secure Sale online bidding. Terms & Conditions apply

**Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000**

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

## Accommodation

Accessed via a secure entry phone-operated communal entrance, inside, the entrance hallway includes two useful storage cupboards, one of which houses the hot water tank. The bright and spacious lounge area is enhanced by large double-glazed windows and features an open archway to the kitchen, creating a sociable and open-plan feel. The kitchen comes equipped with a washing machine, fridge freezer, fitted cooker and hob, offering practicality in a compact space. A modern shower room completes the internal accommodation, fitted with a shower cubicle, wash hand basin, and WC.



### **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 non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of £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.

Situated within a modern development in Northolt, this property enjoys excellent access to both Northolt and South Ruislip's shopping and transport facilities, including Central Line stations for swift links into London, as well as the A40 and Hayes Bypass for convenient road connections. Additional benefits include an allocated parking space, double glazing, electric heating, use of a communal garden, and the advantage of being offered with no upper chain.



**Verified Material Information:**

Leasehold - there are 260 years remaining on the lease.

Service charge - £380 Per quarter

Ground rent - Peppercorn

Borough of Hillingdon

Energy Performance rating: C

Electricity supply: Mains, Water supply: Mains water,  
Sewerage: Mains

Heating: Gas central heating

**Broadband & mobile coverage:**

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Excellent, Vodafone - Excellent,  
Three - Excellent, EE - Excellent

**Disclaimer:**

While we have endeavoured to provide accurate information, we advise prospective buyers to verify all key details with relevant professionals to ensure complete transparency. This property presents immense potential for development, and we encourage interested parties to explore the possibilities that await with this remarkable opportunity.

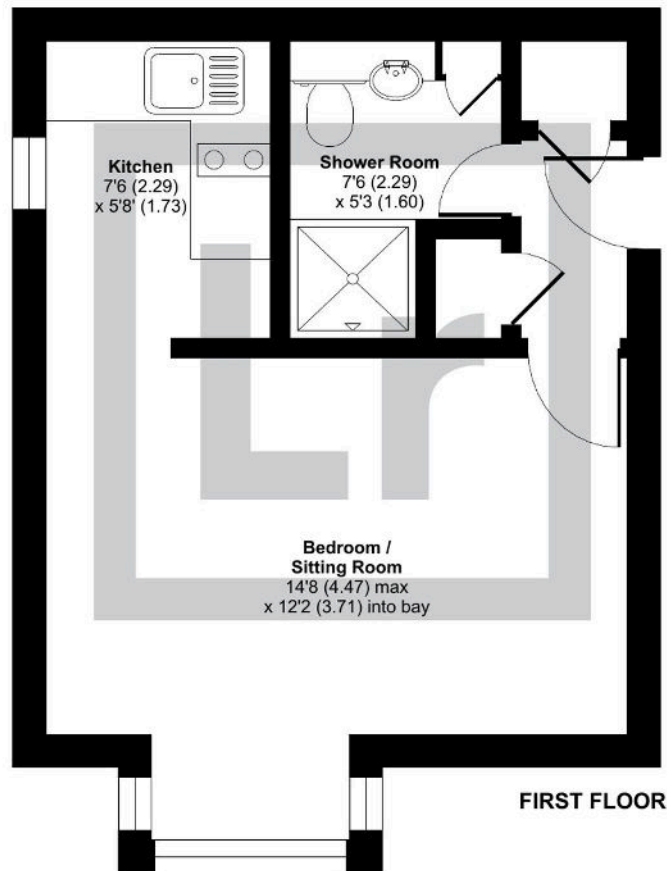




## Rabournmead Drive, Northolt, UB5

Approximate Area = 270 sq ft / 25 sq m

For identification only - Not to scale







## Lawrence Rand

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