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14b Beechwood House, Newtownabbey

Starting Bid: £39,950.00



For sale by McMillan McClure Estate Agents via the iamsold Bidding Platform

Please note this property will be offered by online auction (unless sold prior). For auction date and time please visit iamsoldni.com. Vendors may decide to accept pre-auction bids so please register your interest with us to avoid disappointment.

Located within the popular Rush Park area of Newtownabbey, this 14th floor, two bedroom apartment boasts fantastic views towards Cavehill and beyond.

The property is ideally placed for quick and convenient access to public transport links, excellent local schools as well as the M2 motorway to Belfast.

Highlights

- 2 Bed 14th Floor apartment
- Highly popular and convenient location
- Economy 7 heating
- Close to schools, shops and public transport links
- Fantastic views toward Cavehill
- Partially double glazed
- Total floor area 59 square metres

Energy rating E40/C74

Cash offers only

RECEPTION HALL

uPVC front door with glazed inset panels, laminate wooden flooring, built in storage cupboard

LOUNGE

14' 5" x 10' 8" (4.39m x 3.25m)

Laminate wooden flooring, PVC door to balcony

KITCHEN

10' 7" x 6' 2" (3.23m x 1.88m)

Range of high and low level units, plumbed for washing machine, space for oven and hob, single drainer stainless steel sink unit with drainer, part wall tiling

BEDROOM (1)

12' 5" x 8' 5" (3.78m x 2.57m)

Built in storage cupboard

BEDROOM (2)

12' 5" x 8' 5" (3.78m x 2.57m)

BATHROOM

3 Piece suite comprising pedestal wash hand basin with mixer tap, low flush W/C, panelled bath with handheld shower attachment, extractor fan

OUTSIDE

Communal car parking and garden

**** Please note the future of the block is unknown and consideration by the NIHE for demolition but nothing confirmed.**

To access the legal pack, please copy and paste the link below

<http://www.iamsoldni.com/properties/e0b0e71dc6724275a29ee04343e6e788/auction-pack>

TO VIEW OR MAKE A BID Contact McMillan McClure Estate Agents or [iamsold](http://iamsold.com),
www.iamsoldni.com

Auctioneer's Comments

This property is for sale under Traditional Auction terms. Should you view, offer or bid on the property, your information will be shared with the Auctioneer, [iamsold](http://iamsold.com).

With this auction method, the buyer and seller must Exchange immediately, and Complete 28 days thereafter.

The buyer is required to make payment of a non-refundable Contract Deposit of 10% to a minimum of £6,000.00.

The buyer is also required to make a payment of a non-refundable, Buyer Administration Fee of 1.80% of the purchase price including VAT, subject to a minimum of £2,400.00 including VAT, for conducting the auction.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded.

Terms and conditions apply to the traditional auction method and you are required to check the Buyer Information Pack for any special terms and conditions associated with this lot.

The property is subject to an undisclosed Reserve Price with both the Reserve Price and Starting Bid being subject to change.

Referral Arrangements

The Partner Agent and Auctioneer may recommend the services of third parties to you. Whilst these services are recommended as it is believed they will be of benefit; you are under no obligation to use any of these services and you should always consider your options before services are accepted.

Where services are accepted the Auctioneer or Partner Agent may receive payment for the recommendation and you will be informed of any referral arrangement and payment prior to any services being taken by you.

Disclaimer

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 or representation of fact, but must satisfy themselves by inspection, measurement or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Properties may be sold via online auction or public auction and bids made prior to public auction may be accepted by the vendors. iamsold and our partner auctioneer will share relevant personal information and transactional updates with each other so that we can effectively market and sell properties including the arrangement of viewings and follow up.

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